

# **CITY OF MIAMI BEACH**

## **CONSOLIDATED PLAN**

**FISCAL YEARS 1998 - 2002**



**Prepared by:  
Florida Planning Group, Inc.**

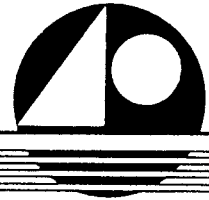
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**Revision No. 1**

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



COMMUNITY/ECONOMIC DEVELOPMENT DEPARTMENT

January 4, 2000

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Mr. Jack Johnson, CPD Director  
U.S. Department of Housing and Urban Development  
Florida State Office, Brickell Plaza Federal Building  
909 SE 1st Avenue, Room 500  
Miami, FL 33131

Attn: Ms. Lisa Bustamante, CPD Representative for Miami Beach

**RE: Final Amendments to the FY 1998/99 One-Year Action Plan component of the Five Year Consolidated Plan for Fiscal Years 1998 - 2000**

Dear Mr. Johnson:

Enclosed are the revised narrative pages of the City of Miami Beach One -Year Action Plan for FY 1998/99 of the five year Consolidated Plan which reflect final amendments made to the Plan. These revisions reflect the reallocation of funds that occurred during the program year for which we have recently reported on in the 1998/99 CAPER. A copy of the authorizing resolution is included, as well as the proposed project listing pages which were affected by the reallocation.

Should you or Lisa Bustamante require additional documentation or information, please contact me at (305) 673-7260. As the new year gets underway, we look forward to continuing our amiable relationship with your office. As usual, we are greatly appreciative of the support and assistance that we have received from your office and staff.

Sincerely,

Joanna Revelo  
Community Development Director

Enclosures: Proposed Activities Narrative of the One - Year Action Plan of the Five Year Consolidated Plan  
Proposed Project Listing Pages  
Authorizing Resolution

c: Lisa Bustamante, CPD Representative  
Cheryl Marken - Community Builder  
Christina M. Cuervo, Assistant City Manager  
Randolph Marks, Assistant Director, C/ED  
Miguel Del Campillo, Housing Director

## **EXECUTIVE SUMMARY**

The Consolidated Plan is a five-year document that outlines the general housing and community development program that the City will undertake with funds from the U.S. Department of Housing and Urban Development (U.S. HUD). The plan is a grant prerequisite in order for the City to receive Community Development Block Grant (CDBG) Program funds, HOME Investment Partnerships (HOME) Program funds, and Emergency Shelter Grant (ESG) Program funds.

The Consolidated Plan contains several sections, including:

- 1) A demographic analysis of the people who live in the city;
- 2) A description of the available housing resources in the city, particularly identifying the housing resources that are available for low and moderate income and special needs households;
- 3) An identification of housing needs, housing needs for the homeless, and community development needs, based on the information that was assembled for sections one and two;
- 4) A general five-year strategy for the use of funds; and
- 5) A one year Action Plan that lists projects to be funded for the fiscal year 1998/99.

The demographic analysis is supposed to be based on the most recent census, but much change has occurred in Miami Beach since the 1990 Census. Therefore, in order to provide a more current picture of the population and needs, population data was purchased from Claritas, Inc., a national market data service.

### **Population**

The census of 1990 revealed two substantial population changes in Miami Beach, and those changes are continuing. The first is a large increase in the Hispanic population. Hispanic residents of Miami Beach were estimated to be 57% of the population in 1997, and that percentage is expected to increase to 65% by the year 2002. Programs and public services in a city with an increasingly multi-cultural population need to be frequently re-evaluated to ensure that they are appropriate for the population.

The second population change is a change from a primarily elderly population to an increasing population of young families. The influx of families into an area previously primarily elderly, has impacted the neighborhoods in several ways. Most of the City's housing is comprised of efficiencies or one-bedrooms. When families move into apartments (or condos) which were previously occupied by one or two persons, the neighborhood suddenly has more people. The result is more cars, insufficient parking, traffic and transportation problems; crowded parks and public facilities; and a wide array of day care, after-school, recreation, and youth program needs. Although this change has been felt throughout Miami Beach, the impact has been most dramatic in the North Beach area.

## **Approach**

The five-year strategy acknowledges the population changes and the stresses that have been felt in the neighborhoods. Under the Plan, in order to encourage neighborhood revitalization, long term strategies can be developed for North Beach and for South Beach. This can be accomplished in partnership with: the CDAC, MBCDC for South Beach, and NBDC for North Beach, the Housing Authority of the City of Miami Beach, and other significant partners who serve low and moderate income populations. Equally important in this process is input from neighborhood residents.

The five-year strategy also acknowledges the existing successful programs and collaborations, and calls for their continuation. These include the designation of the Miami Beach Community Development Corporation as Community Housing Development Organization (CHDO) for the HOME Program, the interlocal agreements with the Housing Authority of the City of Miami Beach, and the successful programs being implemented by the Community Development Corporations and by a wide array of dedicated service providers.

## **One Year Action Plan**

The One Year Action Plan contains information concerning program operations for 1998-1999. The list of activities to be funded is the result of many hours devoted by the CDAC: listening to presentations, reviewing proposals, considering and deliberating community needs, and coordinating with the administration. Their task was not easy, as there are many needs, and not enough grant funds to address those needs.

## **Public Participation**

This Consolidated Plan was developed with the benefit of significant public participation. The two public hearings required by U.S. HUD were held by the CDAC; summaries and tapes of those hearings have been provided to the City Commissioners. Six additional public workshops were held in various locations in the City in order to provide maximum opportunity for public input.



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# **Chapter One: Plan Development Process**

# **Chapter One: Consolidated Plan Development Process**

## **Introduction**

The City of Miami Beach receives in excess of \$4 million each year in grants from the U.S. Department of Housing and Urban Development (U.S. HUD). The funds are received through three separate programs, the Community Development Block Grant (CDBG) Program, HOME Investment Partnerships Program, and the Emergency Shelter Grant Program (ESGP).

CDBG funds are intended to benefit people who are of low or moderate income, or to help eliminate conditions of slum or blight. Miami Beach has been receiving CDBG funds since 1974, and the program has provided financial support for neighborhood improvements such as landscaping, parks and street improvements, and housing rehabilitation; senior services such as meals-on-wheels and senior transportation programs; youth services such as the Police Athletic League and after-school programs; and special projects such as the Log Cabin Nursery and the South Florida Arts Center.

The HOME Program provides funds for home ownership assistance and rehabilitating apartment buildings for the benefit of the residents and the surrounding neighborhoods. The Miami Beach Community Development Corporation (MBCDC) has been a partner in undertaking many of the City's HOME activities, such as the Jefferson Apartments.

The Emergency Shelter Grant Program has provided funds for Douglas Gardens Community Mental Health Center and Better Way of Miami to provide emergency shelter and other supportive services for the homeless population of Miami Beach.

The Consolidated Plan is a pre-requisite for receiving grant funds from U.S. HUD. It includes a demographic (population) analysis, an inventory of housing conditions, identification of needs, and a general strategy (five-year) for addressing those needs. It also includes a list of projects to be funded for the first year of each of the programs, known as the One Year Action Plan.

The Plan was drafted using census statistics, information available from the Planning Department, and citizen input. It is presented in a format of required tables and narrative, in accordance with the instructions prescribed by U.S. HUD.

## **Lead Agency Responsible for Developing the Plan**

The Community/Economic Development Department of the City of Miami Beach was the lead agency responsible for development of this document. The City was assisted in these efforts by Florida Planning Group, Inc. and the City's Community Development Advisory Committee (CDAC). The Community/Economic Development Department administers the programs for which this Plan was prepared.

## **Consolidated Plan Development**

The Plan was developed under the premise that the City has established priorities through existing processes and documents, and that the Plan should be consistent with those plans and priorities,

and should be based on the concepts which have been established through extensive community participation and planning efforts. These include the City's Growth Management Plan (Comprehensive Plan), the "*Neighborhoods First*" initiative, the City's Local Housing Assistance Plan, the City's two redevelopment plans, input from the CDAC, the City's network of housing and social service providers, and the public at large.

Data from the 1990 Census was used for baseline statistics on the composition of the City. This information was updated using data from the 1997 Florida Statistical Abstract published by the University of Florida's Bureau of Economic and Business Research, and from Claritas, Inc., the nation's largest demographic information provider.

## **Agencies that Participated in the Process**

Development of the Plan included meetings with the City's partners in these programs, including the CDAC, the Miami Beach Community Development Corporation (MBCDC), the North Beach Development Corporation (NBDC), and the U.S. Department of Housing and Urban Development (U.S. HUD). Conversations and coordination also included the State, Miami-Dade County, the City's non-profit public service housing and social service providers, the Housing Authority of the City of Miami Beach, and the City's Planning and Code Enforcement Departments. Significant outreach and input from additional community groups and citizens was also sought and is described below.

## **Consultation with Social Service Providers**

In addition to meetings with social service providers mentioned above, correspondence was sent to more than 200 agencies and individuals to obtain their input on housing and community development needs. Statistical information on the homeless population was requested from homeless providers. (Copies of these documents and the lists of addresses are located in the Appendix.)

Every organization that submitted a project for funding was invited to speak before the CDAC to discuss the needs and their programs to address those needs.

## **Citizen Participation Process Summary**

During the preparation of the Plan draft, the City took significant efforts to involve citizens in the process. In addition to the required pre-development public hearing, there were four public workshops, at various locations, to obtain citizen views on housing and community needs. The hearings and the workshops were advertised in the Miami Beach *Neighbors* section of the *Miami Herald*, in Spanish in the *Art Deco Tropical News*. The hearings were also advertised on the City's cable television station, and notices were faxed to a lengthy list of neighborhood and civic organizations.

In addition to the public workshops and hearing, letters were sent to more than 200 organizations, committee members, community leaders and neighborhood activists to obtain their comments and involvement in the process.

The official pre-development public hearing was held on April 7, 1998 at City Hall. The additional four public workshops were held on April 30, 1998 and May 13, 1998 at City Hall and at locations in North Beach and Middle Beach. Summary comments are located in the Appendix.

Once the draft of the Consolidated Plan was prepared, there was a 30-day public comment period. During that time a summary of the Plan was published in the *Miami Herald*, and in Spanish in the *Art Deco Tropical News*. In addition, a complete draft of the Plan was made available for citizen review at all three Miami Beach public libraries, at City Hall, at the Office of the Community/Economic Development Department, and at the Office of the City Clerk. A public hearing was held on June 18, 1998 to obtain public comment on the document and on the proposed use of funds for the One Year Action Plan. Two additional public workshops were held on June 11, 1998 to allow maximum opportunity for members of the public to express their views on the Plan.

Summaries of the citizen comments and public hearings are appended at the back of the Plan.

e:miabchver



# **Chapter Two: Demographic and Housing Conditions**

# **Chapter Two: Demographic and Housing Conditions**

## **Introduction**

The purpose of this chapter is to provide some basic demographic statistics, information on the Miami Beach economy, and data on the type of housing that is available. Because this document must follow the statutory requirements established by the Department of Housing and Urban Development, much of the information reported here is required to be drawn from the 1990 Census, as well as from a "special census run" prepared for U.S. HUD in 1993. Notwithstanding these statutory requirements, wherever possible the information presented here has been updated to 1997 (the latest available) using both governmental and national data sources.

The first part of this chapter is designed to establish the basic, existing market characteristics of Miami Beach and includes information on the City's economy, population, and housing. The second part identifies the areas within the City that had high concentrations of low income residents or people of the same ethnicity in 1990. The third part identifies the various types of government-supported, affordable housing that is available in the City for people with special needs. Finally, this chapter examines whether there are any institutional/structural barriers that might prevent affordable housing from being provided for residents of the City.

## **Miami Beach**

The City of Miami Beach is a seven square mile barrier island community located east of Miami, Florida; bordered on three sides by water, and on its northern terminus by the Town of Surfside. Geographically, Miami Beach is divided into four sections, each with its own characteristics:

- South Beach, which contains the historic Art Deco District, including hotels, apartment buildings, and condominiums, and is a rapidly gentrifying area that caters to younger, working age households.
- Middle Beach, a narrow stretch of land with a cluster of islands, is characterized by significant high-rise condominium development, and also contains many of Miami Beach's single-family homes.
- North Beach, a high-density residential area that includes small hotels, apartment buildings, and condominiums, is bordered on the north by the Town of Surfside.
- Normandy Isle, an island which is a mixture of single-family homes, apartment buildings, and condominiums.

Incorporated in 1915, for much of its history Miami Beach was a vacation resort and destination for retirees from northeastern states. Much of Miami Beach's housing stock was developed as small hotels or condominiums, so a large portion of the housing stock is comprised of efficiency and one-bedroom apartments in multifamily buildings, originally built to accommodate a thriving vacation/retirement community.

In the 1970s, Miami Beach entered a period of decline as a retirement destination as other areas became more popular to retirees. In the 1980s, a major redevelopment effort began in the historic

South Beach area and these efforts were highly successful. Today, the City is once again a major, world-class resort and second home market. Starting in the 1980s, there has been a significant demographic shift: the number of retirees coming to Miami Beach has fallen dramatically. The population has become increasingly composed of younger households and families, predominantly Hispanic, that have moved to Miami Beach. Between 1980 and 1990 the number of seniors living in Miami Beach declined by 16,000. While the 1990 Census showed that the population of Miami Beach declined from 1980 to 1990 - from 96,298 to 92,639 - the percentage of persons under the age of 44 nearly doubled, from 27% to 51%, reflecting the family-oriented households moving to Miami Beach. At the same time, the housing inventory has retained many of its older characteristics, and is still suited for smaller households, part-time residents, and vacationers. There is little vacant land available for new construction so much of the new housing is being created through rehabilitation of existing properties.

## Employment

Although Miami Beach is part of the much larger Miami-Dade County economy (Miami PMSA), the local economy is heavily weighted toward serving the City's large tourism and visitor market. Table 1 shows the City's employment patterns by major industry in both 1980 and 1990.

**Table 1 City of Miami Beach  
Employment 1980-1990**

Industry	1980	1990	Change	1980-1990 Percent
Construction	979	1,586	607	62%
Manufacturing	2,139	2,531	392	18%
Transportation, Communication & Utilities	1,524	2,543	1,019	67%
Wholesale/Retail Trade	8,139	9,658	1,519	19%
Finance, Insurance & Real Estate	2,877	3,755	878	31%
Services	11,272	16,476	5,204	46%
Public Administration	848	999	151	18%
Self Employed	199	319	120	60%
<b>Total</b>	<b>27,977</b>	<b>37,867</b>	<b>9,890</b>	<b>35%</b>
<i>Source: U.S. Census</i>				

Employment grew 25% during the 1980s as the City's economic resurgence began. Much of this growth was in the services and trade categories, which serve the tourism markets and resident population with a wide variety of services including hotel workers, maintenance jobs, retail workers, and clerical staff. As Table 2 shows, job growth has continued through the 1990s and stood at 40,108 at the end of 1996.

**Table 2 City of Miami Beach  
Employment**

	1992	1993	1994	1995	1996
Labor Force Employed	38,355	39,600	40,150	40,070	40,108
Labor Force Unemployed	5,040	3,917	4,112	3,443	3,710
<b>Total Labor Force</b>	<b>43,395</b>	<b>43,517</b>	<b>44,262</b>	<b>43,513</b>	<b>43,818</b>
<b>Unemployment Rate</b>	<b>11.6%</b>	<b>9.0%</b>	<b>9.3%</b>	<b>7.9%</b>	<b>8.5%</b>
<i>Source: Florida Department of Labor</i>					

Table 3 displays the City's major employers. Five of these nine employers are hotels.

**Table 3 City of Miami Beach  
Major Employers on Miami Beach**

Employer	Rank	Service	Employment				
			1993	1994	1995	1996	1997
Mount Sinai Medical Center	1	Hospital	3,057	3,100	2,800	3,500	3,300
City of Miami Beach	2	Government	1,300	1,358	1,569	1,574	1,625
Fountainbleau Hilton	3	Hotel	1,250	1,047	1,172	1,200	1,200
Miami Heart Institute	4	Hospital	1,000	1,200	890	1,150	1,200
South Shore Hospital	5	Hospital	594	800	873	725	742
Eden Roc Resort & Spa	6	Hotel	N/A	N/A	375	530	415
Westin Resort Miami Beach	7	Hotel	430	290	400	500	350
Ramada Resort Deauville	8	Hotel	N/A	N/A	250	250	250
Best Western Beach Resort	9	Hotel	N/A	N/A	200	130	140
<i>Source: City of Miami Beach, 1997 Statistical Abstract.</i>							

In 1997, Greater Miami had 9.8 million overnight visitors, of which slightly over 3.5 million stayed in Miami Beach. The City also has a growing international film and print entertainment industry which in 1996 had combined production budgets of \$60 million.

## Building Activity

The growing popularity of Miami Beach has meant a sustained boom in construction activity. Table 4 shows the number of building permits issued from 1990 through 1996. This data includes new construction and improvements to existing property.

**Table 4 City of Miami Beach  
Building Permits**

Year	Residential		Commercial		
	Number	Value	Number	Value	
1990	2,039	\$ 82,838,675	461	\$ 13,582,727	
1991	1,916	\$ 58,291,671	649	\$ 14,295,347	
1992	1,972	\$ 32,950,063	765	\$ 16,993,193	
1993	3,146	\$ 184,538,457	888	\$ 46,704,939	
1994	2,596	\$ 121,278,971	747	\$ 41,421,075	
1995	2,132	\$ 172,707,974	681	\$ 31,568,431	
1996	2,364	\$ 164,851,110	864	\$ 33,351,154	

*Source: City of Miami Beach, 1997 Statistical Abstract.*

## Assessed Value

In 1985 the City's total assessed value of all its property was \$3.1 billion and had been declining. The decline in value continued until 1990, when it began rising. In 1995, the City's total assessed value was \$5.6 billion, an 82% increase in total value over the ten year time period.

## Population

Once a retirement destination comprised predominantly of elderly households, Miami Beach is growing increasingly younger and more diverse as it gentrifies and redevelops. The 1990 Census found 92,639 year-round residents living in the City, down from its 1980 population of 96,298. The City/County planning agencies show the City's population growing to 95,881 in 2000 and to 98,757 by 2010.

Claritas, Inc., the nation's leading commercial demographic information provider, reports that the City's overall population has continued to decline slightly and was 88,605 in 1997; versus the City/County estimate of 93,336. There may be a simple explanation for the difference. The general gentrification pattern has been converting the City's small, efficiency/one-bedroom units into larger units. This would result, over time, in a reduction of overall population. Because Claritas updates its data yearly, versus the City/County projections, which are still based on the 1990 Census, their process would be more accurate. Table 5 displays the required U.S. HUD population and house-hold data for the City in 1990.

**Table 5 City of Miami Beach  
Population and Household Data**

**Name of Jurisdiction: Miami Beach, FL**

A. Population	1980 Census Data (A)	1990 Census Data (B)	% Change (C)
1. White (non-Hispanic)	73,451	44,721	(39%)
2. Black (non-Hispanic)	894	3,358	276%
3. Hispanic (all races)	21,408	43,342	102%
4. Native American (non-Hispanic)	-	-	N/A
5. Asian & Pacific Islanders (non-Hispanic)	-	-	N/A
6. Other (non-Hispanic)	757	1,218	61%
7. Total Population	96,298	92,639	(4%)
8. Household Population	95,301	91,195	(4%)
9. Non-Household Population	1,267	1,444	14%

**B. Special Categories**

(e.g. students, military, migrant farm workers, etc.)

Not available

C. Households	Total Households 1990 (A)	% of Total Households (B)	% Very Low Income 0-50% MFI* (C)	% Other Low Income 51-80% MFI* (D)	% Moderate Income 81-95% MFI* (E)	% Above 95% MFI* (F)
1. White (non-Hispanic)	27,009	55%	39%	16%	6%	39%
2. Black (non-Hispanic)	1,345	3%	43%	27%	11%	19%
3. Hispanic (all races)	20,336	41%	55%	19%	5%	21%
4. Native American (non-Hispanic)	44	0%	75%	0%	25%	0%
5. Asian & Pacific Islanders (non-Hispanic)	387	1%	32%	14%	10%	44%
6. Other (non-Hispanic)	49,243	100%	46%	17%	6%	31%

\*Or, based upon HUD adjusted income limits, if applicable.

Source: 1990 Census

HUD CHAS Data Book, 1993

## Age

The major shift in the City's demographics has been from a retirement population to younger, working age households and families. Table 6 illustrates this change as the median age of the City's population drops from 65 in 1980 to below 44 in the year 2000.

**Table 6 City of Miami Beach  
Population Breakdown by Age, 1980-2000**

Age Group	1980	1990	2000
00-14	6.5%	12.0%	20.6%
15-24	7.2%	9.8%	8.2%
25-44	13.7%	28.8%	21.5%
45-64	22.0%	19.3%	23.2%
65-74	24.4%	11.5%	10.4%
75+	26.2%	18.6%	16.2%
<b>Median Age</b>	65.3	44.5	43.7
<i>Source: Metro-Dade County Planning Department, Research Division: Population Projections by Age and Area, 1980-2000, Area I, Dec. 1988; (Note: Area I includes the City of Miami's smaller townships to the north).</i>			

As Table 6 illustrates, the percentage of the City's population over 65 dropped from 50% of the population in 1980 to 30% of the population in 1990 and is projected to drop to 27% by 2000.

## Household Composition

In 1990, Miami Beach's population was comprised of 49,243 households, an average of 1.88 persons per household, up from 1.7 persons per household in 1980. Half of the City's households in 1990 were single-person households; another 30% were two-person households, 10% had three persons, and the remaining 10% contained four or more persons.

Table 7 breaks out the types of households that made up the City's population in 1990. As this table illustrates, 57% of the City's households were either single persons or unrelated adults.

**Table 7 City of Miami Beach  
Households by Race - 1990**

Type of Household	Total	White	Black	Other	Hispanic (All Races)
Married with children	4,171 (8.5%)	3,550 (7.9%)	181 (9.2%)	440 (17.5%)	2,414 (11.9%)
Married, no children	10,986 (22.3%)	10,252 (22.9%)	297 (15.2%)	437 (17.4%)	4,664 (22.9%)
Male head of households with children	580 (1.2%)	358 (0.8%)	71 (3.6%)	151 (6.0%)	401 (2.0%)
Male head of household, no children	1,130 (2.3%)	943 (2.1%)	105 (5.4%)	82 (3.3%)	718 (3.5%)
Female head of households with children	2,279 (4.6%)	1,860 (4.1%)	190 (9.7%)	229 (9.1%)	1,768 (8.7%)
Female head of household, no children	2,180 (4.4%)	1,914 (4.3%)	87 (4.4%)	179 (7.1%)	1,256 (6.2%)
Nonfamily household (unrelated adults)	27,917 (56.7%)	25,890 (57.4%)	1,028 (52.5%)	999 (39.7%)	9,115 (44.8%)
Total Households	49,243 (100.0%)	44,767 (100.0%)	1,959 (100.0%)	2,517 (100.0%)	20,336 (100.0%)
Note: In this table, White, Black and Other include Hispanics of that race. Hispanic origin is counted separately. Source: 1990 Census					

## Race

The census statistics include people of Hispanic heritage in their racial data. Miami Beach has experienced a substantial increase in Hispanic population, as has the entire metropolitan area. Table 8 shows the changing racial composition of the City's population.



**Table 8 City of Miami Beach  
Population by Race**

Race	1980	Percent	1990	Percent	Estimated		Projected	
					1997	Percent	2002	Percent
White	71,760	75%	44,721	48%	33,110	38%	25,587	30%
Hispanic	21,408	22%	43,342	47%	50,754	57%	56,077	65%
Black	894	1%	3,358	4%	3,006	3%	2,825	3%
Other*	2,236	2%	1,218	1%	1,412	1%	1,517	1%
<b>Total</b>	<b>96,298</b>	<b>100%</b>	<b>92,639</b>	<b>100%</b>	<b>88,282</b>	<b>99%</b>	<b>86,006</b>	<b>99%</b>
Note: (*) Includes American Indian, Asian & Pacific Islander.								
Source: 1990 Census								
Clarita, Inc., 1998								

As this table illustrates, Hispanics, which made up slightly less than half (48%) of the population in 1990, make-up 57% of the population in 1997 and are projected to make-up 65% of the population in 2002. This table shows the evolution in the City's population from older, white retirees to young, working age Hispanics.

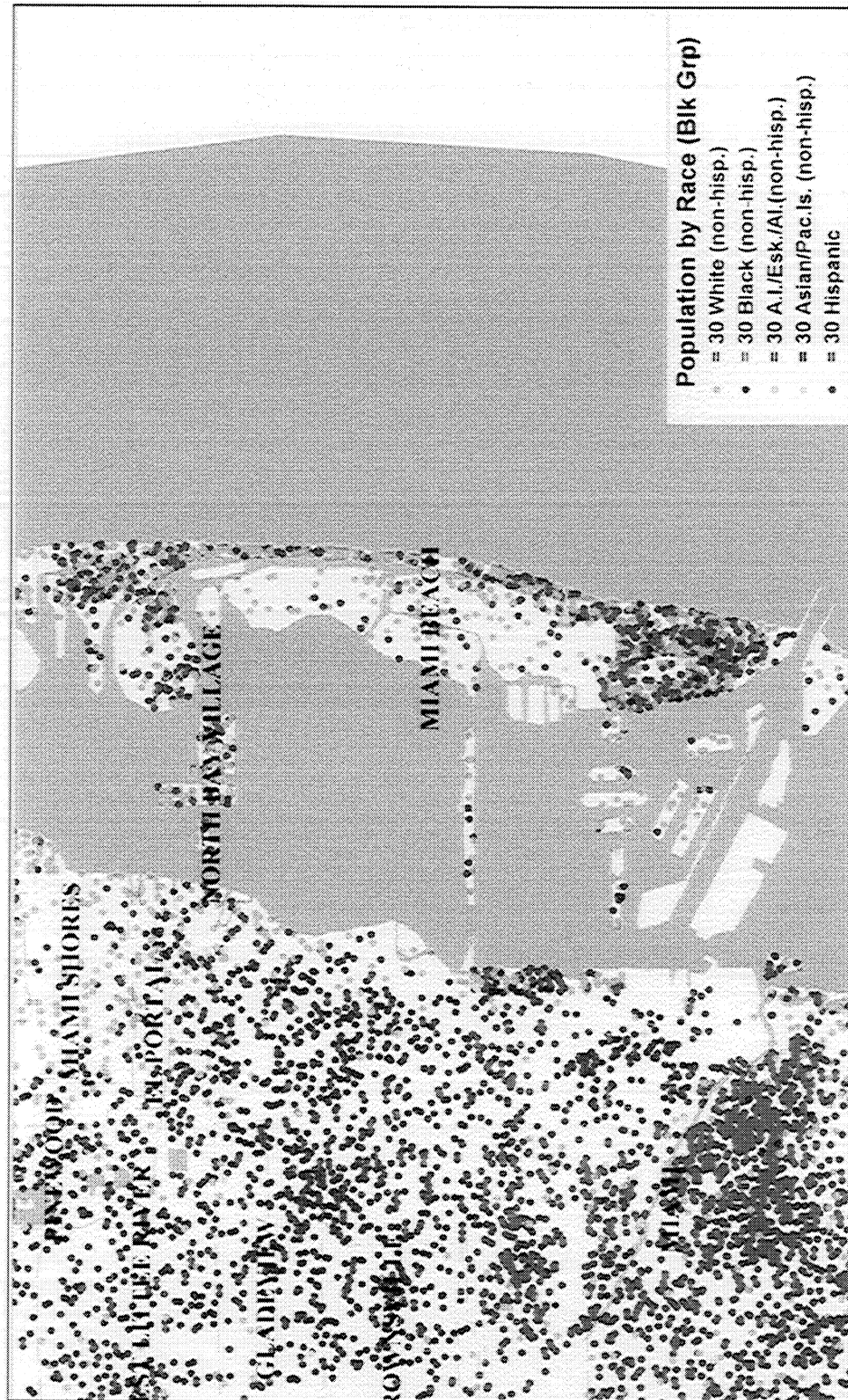
## Areas of Minority Concentration

Table 9 displays the changes in the Hispanic presence by census tract for 1990, 1997 and projected to 2002.

**Table 9 City of Miami Beach  
Minority Concentration - Hispanic**

Census Tract	1990(1)	1997(2)	2002(2)	Percent Change 1990-2002
39.01	55%	68%	76%	22%
39.02	34%	46%	54%	20%
39.05	52%	65%	73%	21%
39.06	22%	27%	32%	10%
40	25%	29%	33%	8%
41.01	42%	53%	62%	20%
41.02	27%	33%	39%	12%
42	53%	66%	75%	27%
43	54%	67%	75%	21%
44	58%	68%	75%	17%
45	51%	52%	56%	5%
<b>Total</b>	<b>47%</b>	<b>57%</b>	<b>65%</b>	
Source: (1) 1990 Census				
(2) Claritas, Inc., 1998				

Map One describes/displays the areas that were over 50% Hispanic in 1990. Over 50% is defined as an area of minority concentration.



## School Enrollment

Despite the overall decline in population, the enrollment in the City's schools has grown by 30% over the last ten years, with most of the increase coming at the elementary school level. Table 10 illustrates these changes.

**Table 10 City of Miami Beach  
Public School Enrollment**

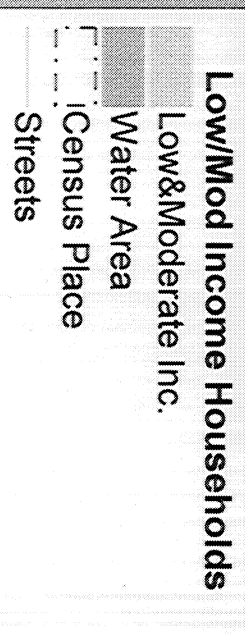
	1988	1997	Change	Percent of Change
Elementary	3,359	5,052	1,693	81%
Middle	1,285	1,400	115	6%
High School	2,270	2,550	280	13%
<b>Total</b>	6,914	9,002	2,088	100%
<i>Source: Dade County School District, 1998.</i>				

As this table shows, 81% of the change in enrollment was in K through 5; another indication that the beach is attracting young families. In addition, there are 2,500 private school students in the City.

## Income

**Note:** The income information utilized in this section is drawn from the 1990 U.S. Census and a special census run prepared for U.S. HUD in 1993. Because this information is based on what people reported to the census, rather than actual IRS figures, and does not account for a household's net worth or investment income, these figures can be misleading, especially in South Florida, with its large number of retirees.

U.S. HUD regulations allow a community to undertake neighborhood improvement projects on an "area-wide" basis if more than 51% of the households in a census tract or block group (a subset of a census tract) have incomes below 80% of the income for the Metropolitan Statistical Area (PMSA). This is defined as an area of low-income concentration. The following map describes/ displays these areas within Miami Beach in 1990. As this map illustrates, the low income areas are generally located in the southern and northern parts of Miami Beach.



In 1990, the median household income for the MSA (Miami-Dade County) was \$26,909, so households with median incomes below \$21,527 (adjusted for household size) are considered low and moderate income. Table 11 provides U.S. HUD's estimate of the percentage of low/moderate income households by block group within the City.

**Table 11 City of Miami Beach  
Low/Moderate Income Concentrations**

<b>Census Tract/ Block Group</b>	<b>1990 Percent Low/Moderate</b>
3901-1	58.1
3901-2	74.0
3901-3	85.9
3901-4	67.0
3901-5	70.6
3901-6	70.4
3902-1	78.0
3902-2	73.4
3902-3	97.6
3902-4	74.2
3905-2	71.7
3905-4	77.8
4000-5	69.2
4101-1	80.7
4101-2	53.0
4101-3	53.3
4200-1	84.8
4200-2	74.0
4200-3	83.1
4200-5	75.9
4200-6	79.5
4200-7	56.2
4300-1	73.9
4300-2	73.1
4300-3	80.7
4300-4	85.0
4300-5	60.9
4300-6	69.8
4300-7	60.5
4400-1	78.4
4400-2	87.8
4400-3	89.0
4400-4	82.0
4400-5	94.0
4400-6	89.6
4400-7	75.1
4400-8	62.6
4500-1	78.2
4500-2	60.1

*Source: HUD CHAS Data Book, 1993.*

The census tracts and block groups which qualify for U.S. HUD funding will change as a result of the Census 2000. For example, the median income for the PMSA in December 1996 was estimated at \$39,100, a 40% increase from the 1990 census. After the Census 2000, U.S. HUD will be comparing incomes in the City's census tracts to the median income for the PMSA, and providing a new list of eligible census tracts.

Table 12 displays the City's population by race in its census tracts in 1997. As this table illustrates, 57% of the population is estimated to be Hispanic.

**Table 12 City of Miami Beach  
1997 Population**

Tract Number	White	Black	Native American	Asian	Other	Hispanic	Total Population	% Hispanic
39.01	2,236	249	4	66	61	5,590	8,206	68%
39.02	6,220	228	11	106	59	5,548	12,172	46%
39.05	2,120	729	5	188	33	5,627	8,702	65%
39.06	1,728	31	1	35	3	667	2,465	27%
40.00	3,813	97	10	201	2	1,687	5,810	29%
41.01	3,378	121	1	108	2	4,115	7,725	53%
41.02	1,890	15	2	29	3	956	2,895	33%
42.00	4,239	325	7	143	31	9,265	14,010	66%
43.00	2,616	442	10	113	35	6,439	9,655	67%
44.00	3,694	611	4	109	15	9,483	13,916	68%
45.00	1,112	151	0	7	7	1,371	2,648	52%
45.99	64	7	0	1	0	6	78	8%
<b>TOTAL:</b>	<b>33,110</b>	<b>3,006</b>	<b>55</b>	<b>1,106</b>	<b>251</b>	<b>50,754</b>	<b>88,282</b>	<b>57%</b>
<b>Percentage:</b>	<b>38%</b>	<b>3%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>57%</b>	<b>100%</b>	

Source: Claritas, Inc. 1998

As Table 13 shows, the Hispanic presence within the City's population is projected to continue to grow, reaching 65% of the total population by 2002.

**Table 13 City of Miami Beach  
2002 Projected Population**

Tract Number	Households	White	Black	Native American	Asian	Other	Hispanic	Total Population	% Hispanic
39.01	3,469	1,443	209	3	76	53	5,785	7,569	76%
39.02	6,788	4,845	223	14	112	50	6,265	11,509	54%
39.05	3,502	1,346	656	3	193	31	6,087	8,316	73%
39.06	797	1,555	31	1	40	3	766	2,396	32%
40.00	2,623	3,679	106	13	247	2	2,023	6,070	33%
41.01	3,898	2,553	113	1	119	3	4,550	7,339	62%
41.02	1,349	1,590	14	3	31	4	1,052	2,694	39%
42.00	7,957	3,032	304	6	146	31	10,418	13,937	75%
43.00	5,280	1,790	402	9	124	36	7,085	9,446	75%
44.00	8,247	2,719	600	4	127	15	10,597	14,062	75%
45.00	1,530	971	160	0	9	7	1,442	2,589	56%
45.99	0	64	7	0	1	0	7	79	9%
<b>TOTAL:</b>	<b>45,440</b>	<b>25,587</b>	<b>2,825</b>	<b>57</b>	<b>1,225</b>	<b>235</b>	<b>56,077</b>	<b>86,006</b>	<b>65%</b>
<b>Percentage:</b>		<b>30%</b>	<b>3%</b>	<b>0%</b>	<b>1%</b>	<b>0%</b>	<b>65%</b>	<b>100%</b>	

Source: Claritas, Inc. 1998



Table 14 displays the projected changes in population by race within each census tract. As this table illustrates, Claritas, Inc. projects that the City will continue losing population.

**Table 14 City of Miami Beach  
Projected Change by Race - 1997 to 2002**

Tract Number	White	Black	Native American	Asian	Other	Hispanic	Total Population
39.01	(793)	(40)	(1)	10	(8)	195	(637)
39.02	(1,375)	(5)	3	6	(9)	717	(663)
39.05	(774)	(73)	(2)	5	(2)	460	(386)
39.06	(173)	-	-	5	-	99	(69)
40.00	(134)	9	3	46	-	336	260
41.01	(825)	(8)	-	11	1	435	(386)
41.02	(300)	(1)	1	2	1	96	(201)
42.00	(1,207)	(21)	(1)	3	-	1,153	(73)
43.00	(826)	(40)	(1)	11	1	646	(209)
44.00	(975)	(11)	-	18	-	1,114	146
45.00	(141)	9	-	2	-	71	(59)
45.99	-	-	-	-	-	1	1
<b>TOTAL:</b>	<b>(7,523)</b>	<b>(181)</b>	<b>2</b>	<b>119</b>	<b>(16)</b>	<b>5,323</b>	<b>(2,276)</b>

Source: Claritas, Inc.

Table 15 shows basic household demographic information by census tract in the City in 1997, including the median age, median household income, per capita income and median and average household wealth (net worth) figures.

**Table 15 City of Miami Beach  
1997 Household Demographics**

Tract Number	Households	% of Total	Median HH Income	Per Capita Income	Average HH Wealth	Median HH Wealth	Median HH Age
39.01	3,758	8%	\$ 16,861	\$ 14,910	\$ 89,178	\$ 24,999	54.4
39.02	7,175	15%	\$ 20,920	\$ 22,658	\$ 113,358	\$ 24,999	66.0
39.05	3,663	8%	\$ 19,045	\$ 13,515	\$ 77,426	\$ 24,999	46.6
39.06	821	2%	\$ 89,668	\$ 58,577	\$ 333,766	\$ 191,968	53.2
40.00	2,510	5%	\$ 35,196	\$ 33,727	\$ 176,094	\$ 68,293	52.9
41.01	4,101	9%	\$ 21,383	\$ 25,461	\$ 101,352	\$ 24,999	59.6
41.02	1,449	3%	\$ 51,493	\$ 59,030	\$ 259,973	\$ 140,354	60.4
42.00	7,993	17%	\$ 13,450	\$ 11,069	\$ 45,187	\$ 24,999	58.3
43.00	5,395	12%	\$ 17,183	\$ 13,609	\$ 49,244	\$ 24,999	49.4
44.00	8,151	17%	\$ 12,347	\$ 11,474	\$ 44,616	\$ 24,999	56.4
45.00	1,566	3%	\$ 11,775	\$ 32,601	\$ 62,046	\$ 24,999	58.7
<b>TOTAL:</b>	<b>46,582</b>	<b>100%</b>	<b>\$ 17,315</b>	<b>\$ 19,440</b>	<b>\$ 86,481</b>	<b>\$ 17,328</b>	<b>56.1</b>

Source: Claritas, Inc. 1998

Note: A median household wealth of \$24,999 indicates that the median for that tract is somewhere below \$25,000.

The large differences between the "median" (half above/half below) and "average" figures are a good indicator that there are many low income households and a smaller number of very affluent households. However, even in 1997, the City was still showing a low median income although the City's average household wealth was \$86,481, while its median income was only \$17,328 which is fairly low.

## Housing Market

The most accurate, available information on the City's housing market comes from the 1990 Census of Housing, which reported that there were 62,413 housing units within the City that year. Of these units 49,305 (79%) were occupied and 13,108 (21%) were found vacant. (A high number of vacant units were held for seasonal use.) Of the occupied units only 14,051 households (28.5%) were owner-occupied. The remaining 35,254 households were renters (71.5%).

## Changes in the Housing Stock

The most significant change in the housing stock revealed by the 1990 Census was the decline in the overall number of housing units within the City. The number of units declined by 6.6% during the 1980s. There were 4,412 fewer units in the City in 1990 than there were in 1980. This change is a reflection of the ongoing redevelopment of the City, where small units are being consolidated into larger ones that meet the current market standard.

## Type of Housing

Most of the city's housing units are made up of multifamily units. Table 16 shows the distribution of housing by the number in each structure.

Table 16 Housing Units by Type

Type	Number	Percent
Single-family detached/attached	5,883	9%
2 - 4 units	4,563	6%
5 - 9 units	4,317	7%
10 - 19 units	10,079	16%
20 - 49 units	13,787	22%
50+ units	22,852	37%
Mobile homes	5	
Other	1,927	3%
	63,413	100%
<i>Source: 1990 Census of Housing.</i>		

As this table illustrates, the vast majority, 82% of the City's housing stock in 1990, was in multifamily buildings.



## Size

Because most of the City's housing stock was originally built for seasonal or rental use, most of the units are small. Table 17 displays the City's housing units by bedroom size.

**Table 17 Housing Units by Bedrooms**

Bedrooms	Number	Percent
None	20,982	34%
One	27,050	43%
Two	9,146	15%
Three	2,944	5%
Four	1,388	2%
Five+	903	1%
	62,413	100%
<i>Source: 1990 Census of Housing.</i>		

As this table illustrates, one-third of the housing stock were efficiency units, while less than one unit in four has two bedrooms or more. This explains why much of the residential construction within the City has focused on combining smaller units into larger, more modern units.

## Age of Housing

Table 18 displays the age of the City's housing stock. The City is unusual for Florida and when compared to other south Florida cities. As of 1990, 14% of the City's housing stock was more than 50 years old, and by the year 2000, 29% of the housing stock is projected to be over 50 years old. The City also has a major historic district.

**Table 18 Age of Miami Beach Housing Stock, 1990**

Year Structure was Built	Number	Percent
1989 to March 1990	277	
1985 to 1988	742	1%
1980 to 1984	3,496	6%
1970 to 1979	12,038	19%
1960 to 1969	15,655	25%
1950 to 1959	12,080	19%
1940 to 1949	9,539	15%
1939 or earlier	8,576	14%
	62,403	100%
<i>Source: 1990 Census of Housing.</i>		

Table 19 shows the age of the structure by tenure pattern. As this table displays, the older a unit was in 1990, the more likely it was a rental property.

**Table 19 Age of Unit by Tenure**

	Owner	Percent	Renter	Percent
1989 to March 1990	0	0%	214	100%
1985 to 1988	89	17%	443	83%
1980 to 1984	914	36%	1,633	64%
1970 to 1979	3,815	60%	2,563	40%
1960 to 1969	3,660	30%	8,534	70%
1950 to 1959	2,441	25%	7,412	75%
1940 to 1949	1,374	18%	6,277	82%
1939 or earlier	1,758	24%	5,478	76%
<b>Total</b>	<b>14,051</b>	<b>100%</b>	<b>32,554</b>	<b>100%</b>
<b>Percent of Total</b>	<b>30%</b>		<b>70%</b>	

*Source: 1990 Census of Housing.*

## Values

Table 20 shows the value of the City's "specified" owner-occupied housing stock. This is its single-family housing, since the census excludes condominiums from this table. As a result, only about one-third of the owner-occupied units (14,051) are included in this table. The median value of Miami Beach's specified owner-occupied housing stock was \$191,300 in 1990. This component of the housing stock is relatively high in value. The 1990 U.S. Census reported that 18,923 of the City's units were in condominium ownership, but the figure must be used carefully since some of these units are rented and many are seasonal.

**Table 20 Value of Specified Owner-Occupied Housing Units**

	Number of Units	Percent
Less than \$50,000	53	1%
\$50,000 - 99,000	579	13%
\$100,000 - 149,000	863	20%
\$150,000 - 199,000	814	19%
\$200,000 - 299,000	883	20%
\$300,000 or more	1,170	27%
<b>Total</b>	<b>4,362</b>	<b>100%</b>

*Source: 1990 Census of Housing.*

## Tenure by Age

Households over 55 made up 70% of all owners of specified housing in 1990, when the median price for single-family, owner-occupied housing was \$191,900. Householders over 55 also made up 50% of all renters in 1990 when the median monthly rent was \$427. These prices are indicative of the high ownership costs on the beach, and a relatively low cost rental market containing so many small (efficiency) units.

## Condominium Status

There were 13,568 units listed as condominiums in 1990, 22% of all housing units. Of these, 5,293 were rented (39%), while the remainder were held by their owners. Of the 8,275 owner units, less than half (47%) had mortgages.

## Rent

Table 21 shows the 1990 rent structure for the City's rental housing. The median rent in 1990 was \$427 per month. Median incomes and median rents within the City both grew by 100% during the 1980s.

Table 21 Gross Rents by Bedroom - 1990

	Efficiency	%	One Bedroom	%	Two-Bedroom	\$	Three or More Bedroom	%
Under \$200	1,540	58%	1,021	39%	82	3%	0	0%
\$200 - \$300	2,632	76%	783	23%	33	1%	16	0%
\$300 - \$500	8,350	50%	7,490	45%	661	4%	44	0%
\$500 - \$750	1,839	17%	7,252	66%	1,857	17%	121	1%
\$759 - \$1,000	274	12%	1,184	50%	814	35%	87	4%
Over \$1,000	144	10%	457	32%	579	40%	252	18%
1939 or earlier	166	27%	220	35%	152	24%	88	14%
<b>Total</b>	14,945		18,407		4,178		608	
<b>Percent of Total</b>	39%		48%		11%		2%	
<i>Source: 1990 Census of Housing.</i>								

This table also shows that smaller units, efficiencies and one-bedrooms dominate the City's rental market.

## Residential Construction/Renovation Since 1990

The only records readily available on residential construction activity are residential building permits. Table 22 displays the number of permits issued, their total value and average value per permit.

Table 22 Residential Building Permit Activity

	Number	Value (in millions)	Average Value
1990	2,039	\$ 82.8	\$ 40,627
1991	1,916	\$ 58.3	\$ 30,424
1992	1,972	\$ 32.9	\$ 16,709
1993	3,146	\$ 184.5	\$ 58,658
1994	2,596	\$ 121.3	\$ 46,718
1995	2,132	\$ 172.8	\$ 81,007
1996	2,364	\$ 164.8	\$ 69,734

*Source: City of Miami Beach, Statistical Abstract, 1997.*

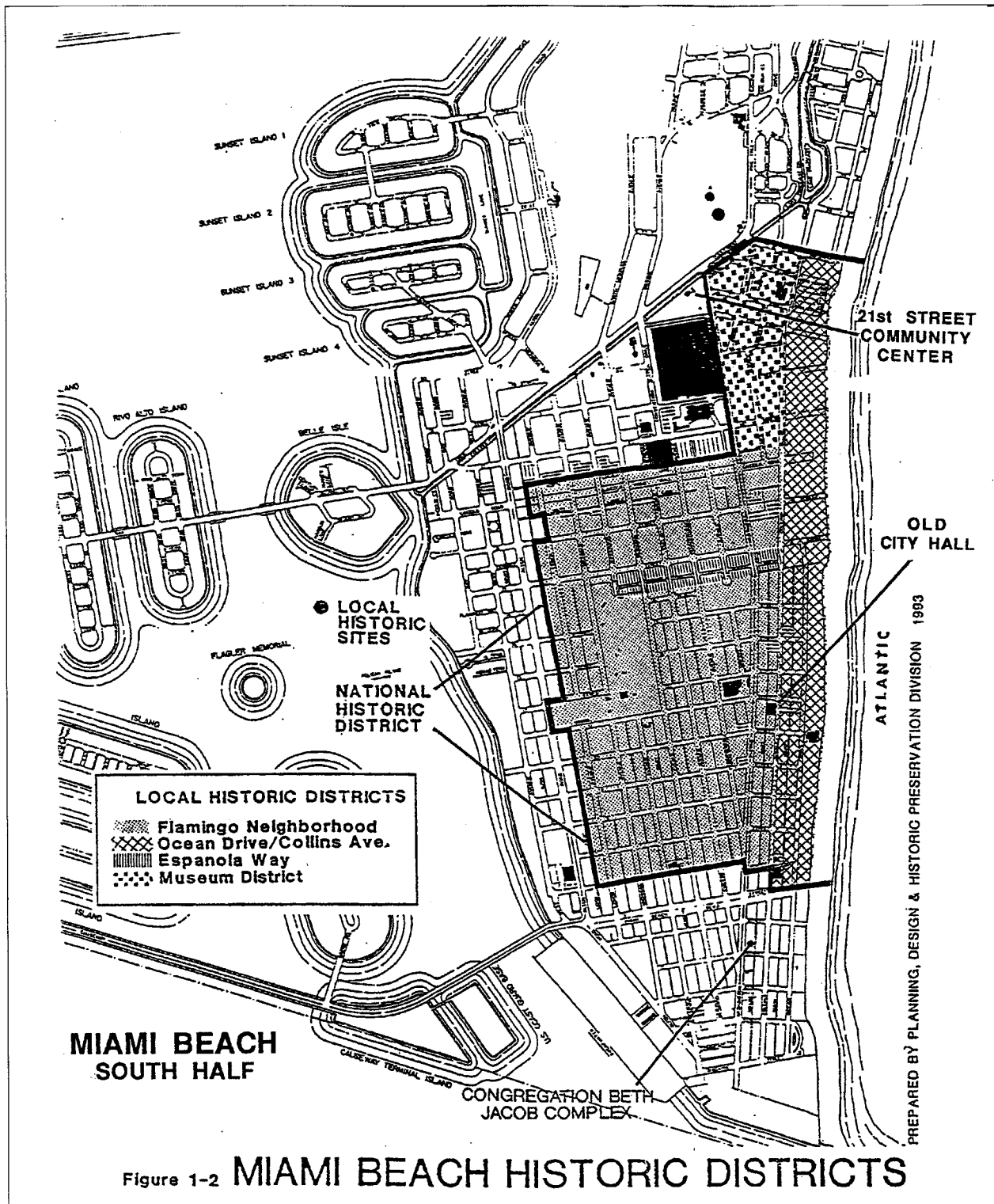
## Historically Significant Housing

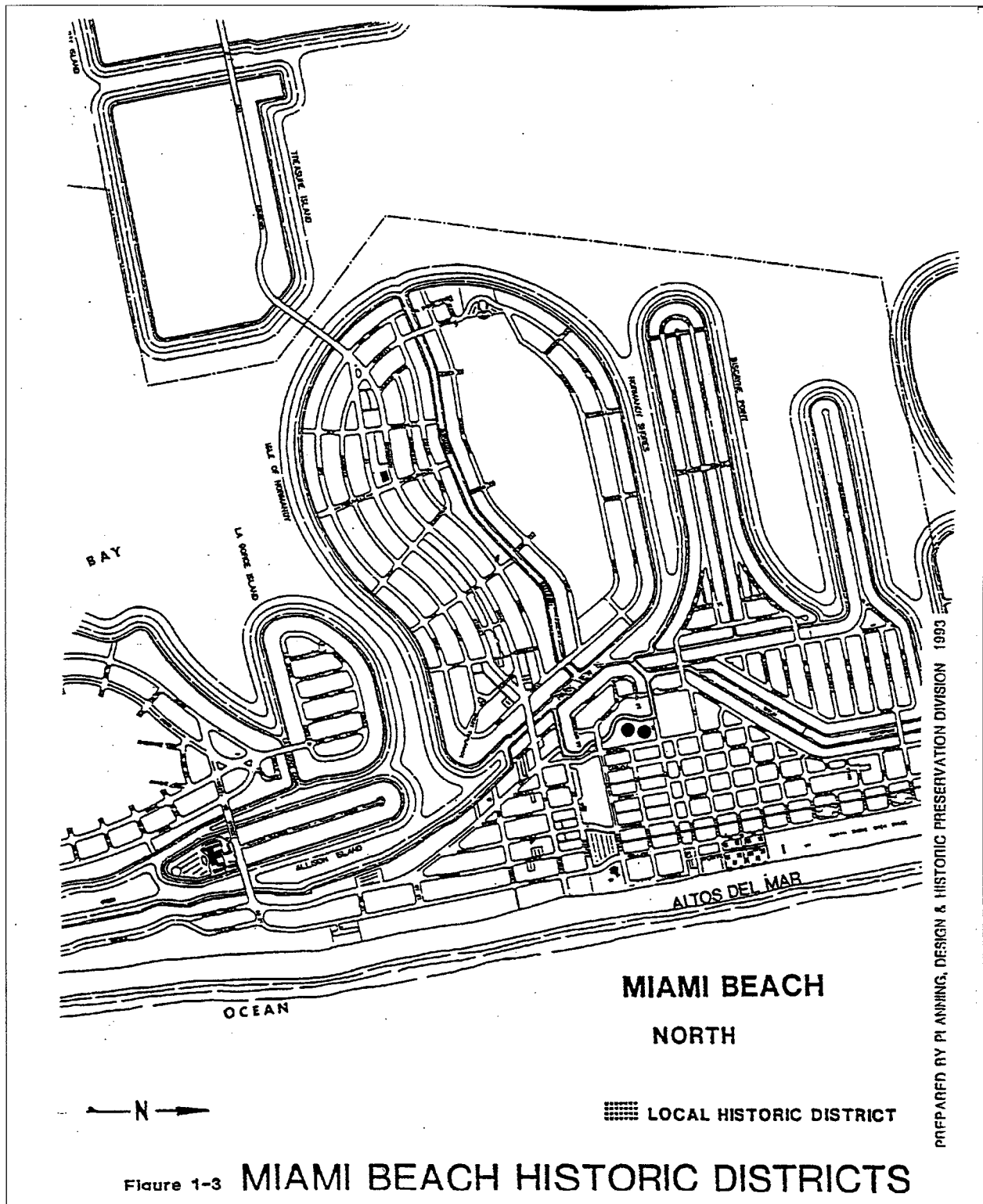
The majority of the formally designated historically significant housing in Miami Beach is located in the Miami Beach Historical District. This 520 acre district, commonly referred to as the Art Deco District or South Beach, is listed on the National Register of Historic Places. As the name denotes, this area contains the largest concentration of Art Deco style architecture in the United States. The area received formal designation in the Register in May 1979. The District is shown on the map on the following page. Within the larger National Register District are several local historic districts which were designated separately over the last several years; in total, they coincide with the National Register District.

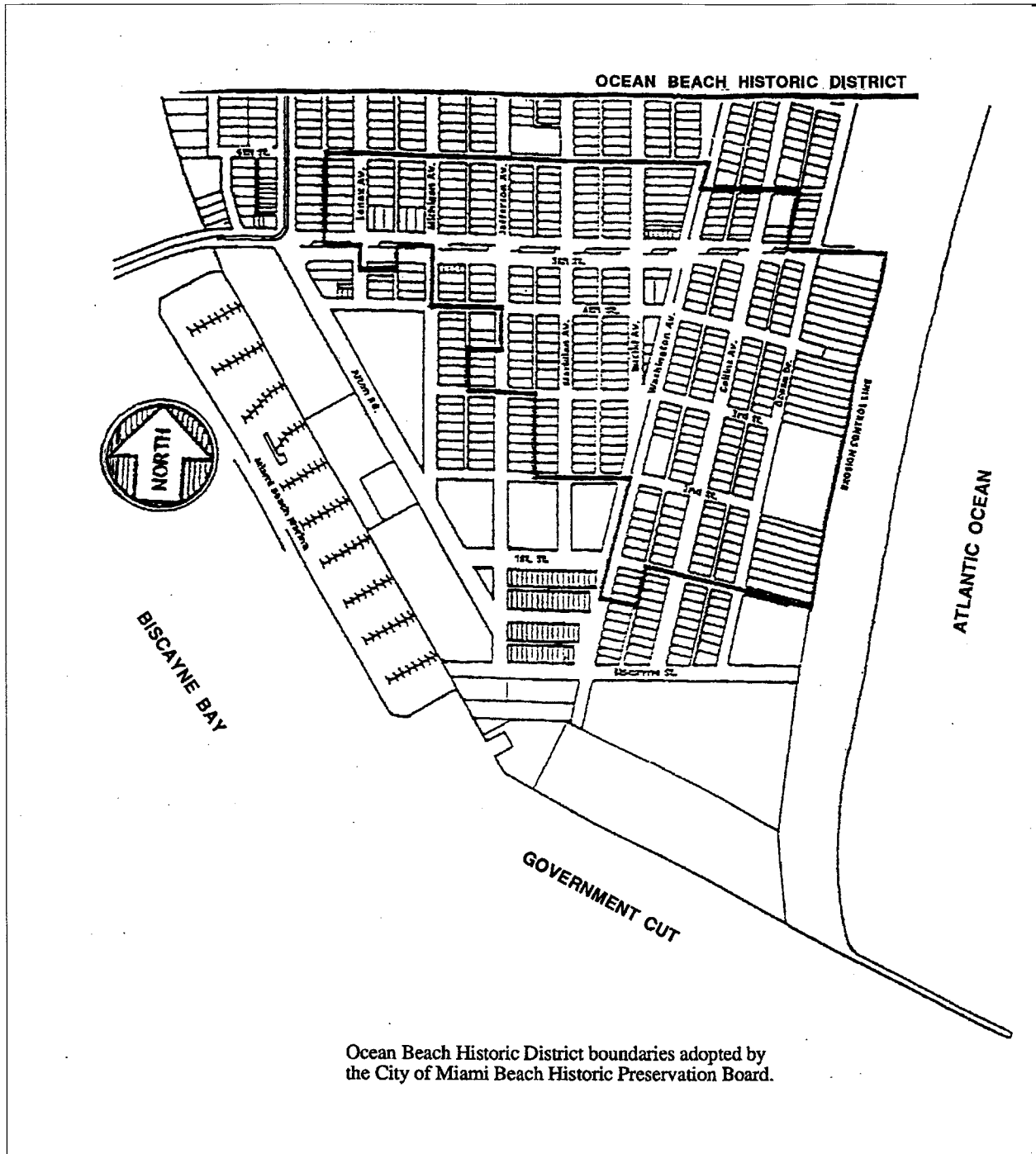
The Altos Del Mar subdivision was partially designated as a local historic district by the Miami Beach City Commission in May 1987. Situated east of Collins Avenue from 76th to 79th Streets, Altos Del Mar is the City's last remaining single-family ocean front neighborhood.

The Ocean Beach Historic District, designated by the City in February 1996, includes the earliest origins of the City of Miami Beach as a vibrant but modest seaside resort. The area was originally platted in 1912, 1914, and 1917. The District is south of Sixth Street, directly south of the Art Deco District.

The City maintains a computerized database of historically significant properties; it currently contains some 650 residential structures.







## **Code Enforcement**

The City's code enforcement department reports that there is no large-scale pattern of deterioration; rather the opposite is happening as the City gentrifies and revitalizes itself. There are still pockets of deterioration within the City in both South Beach, North Beach and Normandy Isle, where the market has not yet reached.

The City has adopted an aggressive new code enforcement program which includes a number of significant actions. The department has mapped the location of all housing units, and plans to conduct an external inspection of all housing units, and interior inspections of all rental units during the coming year. As part of this process, the department will be working with neighborhood and community groups to coordinate their efforts.

The City is also in the process of amending its codes to seek criminal penalties through the state attorney's office for code violations in addition to the civil fines the City imposes. The City is also moving to collect its outstanding code violation fines by foreclosing on those property liens where repairs were made but the fines were not paid.

## **Handicapped-Accessibility**

There is insufficient information on the accessibility of privately owned housing. All new construction/renovation must comply with the American's with Disabilities Act. The Housing Authority of the City of Miami Beach has taken steps to ensure that its housing is accessible to the elderly and disabled.

## **Inventory of Assisted Housing**

The assisted housing that exists within Miami Beach includes a wide variety of housing types. These include senior citizen housing owned and operated by The Housing Authority of the City of Miami Beach, private rental units which have U.S. HUD Section 8 project based subsidies, and Section 202 housing for elderly and housing for the disabled.

It should be noted that U.S. HUD's Section 8 and senior citizen housing is not funded under any of the programs or funding sources covered by this Plan. Those programs are funded directly by U.S. HUD and operated by The Housing Authority of the City of Miami Beach, which is an autonomous agency.

## **Senior Citizen Housing**

The Housing Authority of the City of Miami Beach, Inc. owns two high-rise buildings, Rebecca Towers North and South, located in the South Beach area. Each building contains 200 units for the elderly: 120 efficiency apartments and 80 one-bedroom apartments. The first building was constructed under the public housing (elderly) program. The second, North Rebecca Towers, was financed under the Section 8 (elderly) program. Both buildings were built in the late 1970s, are well-maintained, and are fully handicapped-accessible. There are no vacancies in either building, and no loss of units is anticipated. With only 200 public housing units in its inventory, the Housing Authority of the City of Miami Beach does not qualify to participate in U.S. HUD's Comprehensive Grant Program.



## U.S. HUD Section 8 Rental Subsidy Program

The Housing Authority administers 2,222 Section 8 Rental Certificates and Vouchers, 131 units of Section 8 Moderate Rehabilitation and 194 units of Section 8 Substantial Rehabilitation. All of the Moderate and Substantial Rehabilitation units are reserved for the elderly. (Section 202 projects are discussed separately, below.) The inventory of units by size is shown in Table 23.

Table 23 Current U.S. HUD Section 8 Units by Size and Type

Type of Program	0 BR	1 BR	2 BR	3 BR	Total
<b>Tenant Based</b>					
Certificates	929	628	648	24	2,229
Vouchers	154	20	67	38	279
<b>Subtotal</b>	<b>1,083</b>	<b>648</b>	<b>715</b>	<b>62</b>	<b>2,508</b>
<b>Project Based Elderly Housing</b>					
Blackstone Apartments (Mod. Rehab)	0	108	23	0	131
Villa Maria (Subst. Rehab.)	29	5	0	0	34
Shep Davis/Midtown Plaza (Subst. Rehab.)	7	42	0	0	49
Edward Apartments (Subst. Rehab.)	20	91	0	0	111
<b>Subtotal</b>	<b>56</b>	<b>246</b>	<b>23</b>	<b>0</b>	<b>325</b>
<b>Total</b>	<b>1,139</b>	<b>894</b>	<b>738</b>	<b>62</b>	<b>2,833</b>

*Source: Housing Authority of the City of Miami Beach, 1997.*

## Other Assisted Housing

U.S. HUD's Section 202 Program is designed for elderly and handicapped persons. The program is funded by U.S. HUD and eligible developers are non-profit organizations. There are six Section 202 projects in the city which provide a total of 732 senior citizen housing units.

Table 24 U.S. HUD Section 202 Elderly Housing

Project	Efficiencies	One-Bedroom	Total
Council Towers North	0	125	125
Council Towers South	0	125	125
Federation Towers	75	38	113
Stella Maris	35	101	136
Four Freedoms House	93	1	94
<b>Lulav Square</b>	<b>139</b>	<b>0</b>	<b>139</b>
<b>Total</b>	<b>342</b>	<b>390</b>	<b>732</b>

*Source: Miami Beach Housing Authority, 1998.*

There are also five complexes that directly receive U.S. HUD Section 8 assistance for a total of 132 subsidized units.

Table 25

Project	Efficiencies	One-Bedroom	Two-Bedroom	Three-Bedroom	Total
Rafi/Berger Properties, Inc.	0	7	21	8	36
Terra Firma Real Estate, Inc.	0	8		4	12
North Beach Apartments (formerly Viking Apartments)	0	12	4	8	24
Arundel Apartments	3	21	0		24
Randolph Apartments		4	4		8
Cielo, Inc.		14	2	2	18
Penn Apartments	4	2	4	0	10
<b>Total</b>	<b>7</b>	<b>68</b>	<b>35</b>	<b>22</b>	<b>132</b>
<i>Source: Miami Beach Housing Authority, 1998.</i>					

## State Projects

The Florida Housing Finance Corporation (FHFC) administers the federal Low Income Housing Tax Credit program (LIHTC), the State Apartment Incentive Loan program (SAIL), and U.S. HUD's statewide HOME program. The FHFC finances the construction of market-rate apartment complexes to reserve a portion of the units (at reduced rents) for low income households. Information on apartments funded through the state's HOME and SAIL programs was not available. Rental apartments funded through the FHFC's Tax Credit program are shown on the following table. Some of the developments are listed elsewhere in this Chapter; the owners may have used more than one financing mechanism in order to make the units affordable.

**Table 26 Stated-Funded Housing Developments  
Tax Credit Projects<sup>1</sup>**

<b>Name</b>	<b>Address</b>	<b>Total Units</b>	<b>Assisted Units</b>
Blackstone Hotel	800 Washington Avenue		
Viking Apartments	715 - 78th Street		
	7710-7819 Tatum Waterway Drive	142	35
Metropole Apartments	635 Collins Avenue	42	42
An Nell Apartments	700 Euclid Avenue	54	54
Arundel	1611 Meridian Avenue	24	24
Cielo	1930, 1940 Marseilles Drive	18	18
Swezy	1220 Pennsylvania Avenue	10	10
London Arms	735 Collins Avenue	58	58
Riviera	337 - 20th Street	56	56
<i>Source: Florida Housing Finance Corporation.</i>			
<sup>1</sup> Funded through 1995.			

## Local Projects

The City has funded rental rehabilitation through its local CDBG/HOME programs. To date, the City has funded 1,314 units of affordable rental housing through these programs. The Miami Beach Community Development Corporation has also rehabilitated 48 rental units. They have utilized City CDBG and HOME funds.

There are no vacancies in the assisted units and no losses are anticipated. The City estimates that the vacancy rate in the past six months for these units has been close to zero.

## Anticipated Inventory Loss

The current subsidized housing stock is in good condition and is comparatively new or recently rehabilitated. There are no other reasons to anticipate demolition of housing. Therefore, no measurable inventory loss is anticipated.

## Homelessness

The contributing factors to homelessness are many and complex. However, the major substantiated causes appear to be: unemployment, largely due to limited job skills; break-down in the family as a social and economic unit; escalation in the de-institutionalization of mentally ill and handicapped individuals; and growth in the incidence of alcohol or drug addiction.

A survey of homeless people in Miami-Dade County, conducted in 1997 by the District 11 office of the Florida Department of Children and Families, found that eight percent of the County's homeless, or 184 homeless people, were found in Miami Beach.

## **Overnight Facilities**

The facilities and services for Miami Beach's homeless are located largely in the City of Miami. Miami-Dade County receives U.S. HUD areawide funding for the homeless through U.S. HUD's continuum of care. Areawide U.S. HUD funds for Housing Opportunities Persons with AIDS (HOPWA) are provided to the City of Miami. Miami Beach uses ESG Program funds to contract with a Miami shelter facility for intervention and referrals to available shelter facilities. ESG Program funds are also provided to two Miami Beach non-profit organizations to provide emergency housing assistance to homeless people, or families facing eviction. The Housing Authority of the City of Miami Beach funds and operates a homeless prevention program which in 1997 served almost 600 clients who were facing eviction. The City has also executed an Interlocal Agreement with The Housing Authority of the City of Miami Beach, Inc. to assist in the relocation of tenants who are displaced as a result of City action. These measures are aimed at preventing homelessness.

The Miami-Dade County Office of Community Services operates a Boarding Home Program for the disabled homeless. Physically- and mentally-disabled individuals in need of a structured environment can receive free room and board for up to six months. The Office of Community Services receives referrals from the Mental Health Clinic of the Jackson Hospital.

## **Day Facilities**

There are many day facilities for the homeless in Miami-Dade County. These include approximately 14 congregate meal sites in aggregate serving well over 1,500 meals on a daily or weekly basis. These meal sites include:

Apostolic Revival Center  
Camillus House  
Central Baptist  
First United Methodist Church  
Greater Bethel A.M.E.  
Homestead Soup Kitchen  
Miami City Mission

Miami Rescue Mission  
Mother Teresa's  
Mount Carmel Missionary Baptist  
St. Thomas Episcopal Church  
Sunset Congregational Church  
Temple Israel/Temple Beth Am  
Trinity Cathedral

## **Voucher Programs**

The Miami-Dade County Office of Homeless Programs presently offers two vouchers programs that assist with food and home furnishings. Homeless persons who participate in Office of Homeless Programs referral programs can receive food vouchers which are redeemable at participating Publix Supermarkets. The vouchers are in \$25.00 increments and are purchased from the Miami-Dade County Department of Human Resources. A number of Miami Beach nonprofit organizations (including RAIN Mothers) provide food and shelter assistance and receive support from the City's allocation of CDBG or ESG funds for their programs.

## **Efforts of the Housing Authority of the City of Miami Beach**

The Housing Authority is in the process of developing a Single Parent Family Housing and Resource Center which will contain 40 units of rental housing. The Center will provide two tiers of transitional housing and social services, including day care, for single parent families and their children who are

victims of domestic abuse. Sixteen of the units will be 1-bedroom transitional units for lower income persons that have been referred from Safe Space programs. The remaining 17 two-bedroom and seven three-bedroom units will provide a second level of transitional housing and ongoing support services. This project will be financed through a variety of public and private resources, including over \$2 million in Section 8 bond proceeds and \$1.5 million in equity. The City committed \$760,000 in U.S. HUD HOME Program funds for the 16 1-bedroom units of transitional housing. Property has been purchased, and an architect has completed preliminary design of the facility.

## **Douglas Gardens Community Mental Health Center**

Douglas Gardens Community Mental Health Center's Homeless Assistance Program currently has the following housing and services available: Transitional Housing Program - housing and mental health treatment services for the homeless with mental illness. Housing is provided for approximately six months in scattered site units, totaling 24 beds for adult individuals, male and female. Assistance with Permanent Housing - financial assistance available to those completing the transitional program to move into market units. Outreach - services to the homeless population on the streets to increase access to services and residential programs. In addition, the center is completing a 40-unit housing rental project for formerly homeless individuals.

## **Social Services**

In the City of Miami Beach, affordable health care is available at the Stanley C. Myers Community Health Center. There are also a number of health and mental health facilities for the homeless in Miami, including:

- Bertha Abess Children's Center
- Borinquen Health Center
- Camillus Health Concerns
- Miami-Dade County Health Department Health Center
- Family Counseling Services of Greater Miami, Inc.
- Fellowship House
- Jackson Memorial Hospital
- Liberty City Health Care Center
- New Horizon Community Mental Health Center
- A Woman's Place
- Douglas Gardens Community Mental Health Center

Cutbacks in County funding for social services continues to reduce the availability of County services.

## **Facilities to Prevent Homelessness**

Households threatened with homelessness can also contact the Emergency Housing service operated by Miami-Dade County Department of Human Resources. Emergency Housing offers one-time relocation payments of \$480 (for a four-person household; the amount is adjusted for family size) for households who are displaced from their homes. Miami-Dade County also operates two emergency shelters with a total of 24 units. Families may stay in these units for up to one month and receive counseling and relocation assistance.

## **Inventory of Supportive Housing for Non-Homeless Persons with Special Needs**

Supportive housing is housing with a social service component for persons who cannot live in independent living situations. Physically, supportive housing may be a group home, where residents have their own bedrooms and share living, bathing and eating areas; it may be a multifamily building, where residents have their own units with kitchens and bathrooms; it may be a single-room occupancy (SRO) development, where residents have their own bedrooms and kitchens or bathrooms. The key element is the service component: supportive housing provides a structured or semi-structured environment, with on-site medical care/therapy, counseling, substance abuse treatment, or simply housekeeping for those unable to care for themselves. While the form and services provided differ for each situation, all supportive housing units have in common a purpose of helping people with special needs live as independently as possible while receiving the long-term help they need.

Care providers in Miami Beach can make referrals to facilities for persons with special needs in Miami Beach or to supportive housing providers in Miami-Dade County. Therefore, this discussion includes the entire Miami-Dade inventory of supportive housing, where applicable, for the following populations: frail elderly, developmentally disabled/physically disabled, persons with alcohol/other drug addictions, and persons with AIDS and related diseases

### *Frail Elderly*

An elderly person is defined as at least 62 years of age. A frail elderly person is defined as an individual who is unable to perform at least three activities of daily living (such as eating, dressing, bathing, and household management). There are two types of supportive housing for elderly/frail persons residing in Miami Beach. The first is an Adult Congregate Living Facility (ACLF). ACLFs are state-licensed projects for adults (generally elderly) who cannot live safely on their own. They provide room, board, medical care, and activities for their residents. The second type of housing for the elderly are group homes licensed by the Department of Children and Family Services. Some homes are contracted by state government for state clients; others are privately contracted. The state provides a \$575 rent subsidy for its clients, making these facilities ideal for the very low-income elderly. Table 27 shows the group homes and ACLFs in the city.

**Table 27 Group Homes and ACLFs**

<b>Name</b>	<b>Address</b>	<b>Number of Beds</b>
Grace Hotel	445 Espanola Way	60
Normandy Manor	7100 Rue Granville	16
Mason Manor	1753 Michigan Avenue	12
Hebrew Home Aged	310-336 Collins Avenue	122
Delta Hotel	2216 Park Avenue	90
Port O'Call	6891 Bay Drive	35
James Plaza	1753 James Avenue	64
Normandy Waterway	80-90 South Shore Drive	86
Plaza South	1685 James Avenue	144
Golden Palm	1401 Bay Road	104
New Mason Manor	1753 Michigan Avenue	72
Normandy	1771 Marseilles Drive	16
<b>Total</b>		<b>821</b>
<i>Source: City of Miami Beach, 1998.</i>		

***Developmentally Disabled/Physically Disabled***

A severely mentally ill individual is defined as a person with a serious and persistent mental or emotional impairment that significantly limits his or her ability to live independently. Illnesses may include schizophrenia, depression, mania, or a number of other conditions. Miami-Dade operates a network of seven private non-profit Community Mental services to serve the severely mentally ill. One of these facilities, Douglas Gardens Community Mental Health Center, is located in Miami Beach on Lincoln Road. It serves the city, as well as the cities of North Bay Village, Surfside, Bal Harbour and Bay Harbor Islands.

A disabled household is a household with one or more persons, at least one of whom is an adult (a person of at least 18 years of age) with a physical, mental or emotional impairment that: (1) is expected to be of long-continued and indefinite duration, (2) substantially impedes his or her ability to live independently, and (3) is of such a nature that the disability could be improved by more suitable housing conditions. A person also is considered to have a disability if he or she has a developmental disability as defined in the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6006). The term also includes the surviving member or members of a household whose disabled household member is deceased.

The City of Miami Beach assists the mentally disabled in the operation of the Log Cabin Training Center (LCTC) which provides independent living skills training at a facility for the developmentally disabled in Miami Beach for 33 adults. The program provides daytime classroom vocational training designed to upgrade job skills and assist participants in obtaining permanent employment. This program increases the earning ability of developmentally disabled adults which allows them to live more independently within the community.

Operating at the same facility for the developmentally disabled, the Log Cabin Enterprises, Inc., a private non-profit organization, receives CDBG funds to assist in the operation of a plant nursery business program. This unique program provides employment opportunities for developmentally disabled adults while it creates and/or retains 40-45 low/moderate income jobs. This program integrates developmentally disabled adults into the community, avoids institutionalization, and allows program participants to live as independently as possible.

#### *Persons with an Alcohol/Other Drug Addiction*

U.S. HUD defines alcohol/other drug addiction as a person with a serious and persistent alcohol or other drug addiction that significantly limits his or her ability to live independently. There are numerous residential rehabilitative treatment programs available in Miami-Dade County.

#### *Persons with AIDS and Related Diseases*

A community AIDS Program and HIV testing program is operated by South Shore Hospital. The City provides CDBG funds for this operation, to provide free and confidential HIV screening and pre and post-test counseling to over 300 low/moderate income persons. Cure AIDS Now, Inc. operates a Food for Life program, providing home-delivered meals for people with HIV/AIDS. And the South Beach AIDS Resource Project provides information, education, and referral services concerning HIV and AIDS. These programs are funded by CDBG. The Shelbourne House provides 24 units of supportive housing for persons with AIDS.

### **Coordination Efforts**

There are local efforts to coordinate special needs housing for the some groups discussed above. The primary effort is provided by the Miami Coalition for the Homeless, a nonprofit organization created in 1984 to link agencies who serve the homeless. This group focuses on the housing issues of each member organization and formulates policies and initiatives to coordinate service delivery. The Coalition is in the process of creating a Community Housing Development Organization (CHDO) to address the housing needs of special segments of Miami-Dade population, including those in Miami Beach.

The City of Miami Beach is working with MBCDC, the local CHDO, to develop housing for persons with special needs. MBCDC, in partnership with the People With AIDS Coalition, are proposing to develop 18 units of Section 811 supportive housing for persons with AIDS.

### **Barriers to Affordable Housing/Regulatory Reduction**

The primary barrier to the provision of affordable housing within the city is cost. Miami Beach is an urbanized, beachfront community that has been almost entirely built out. The growing attractiveness of the city for year-round living is also acting to increase housing prices.



In 1996, the City adopted its state-mandated affordable housing regulatory reduction program (see Appendix) which included:

- A complete review of its policies, procedures, ordinances, and regulations to identify whether any barriers to affordable housing existed.
- Changes to any policies, procedures, ordinances, or regulations which included such barriers.
- Procedures to expedite processing of permits for affordable housing projects.
- Procedures to examine all proposed new regulations for their impact on affordable housing.

# **Chapter Three:**

# **Community Needs Assessment**

## **Chapter Three: Community Needs Assessment**

### **Introduction**

This part of the Consolidated Plan assesses the relationship between the city's residents and its housing market to identify the key affordable housing needs. Please note that the affordability analysis was done using information from the 1990 census and a special census run, as required by U. S. HUD. While these numbers do not reflect the dramatic changes in the City's housing market that have occurred since 1990, this is the only source of available data. Where possible, additional examples of needs given by local sources are discussed in addition to the census data.

**Note on the 1990 Census:** Census data on incomes is obtained through voluntary reporting. Because many elderly residents receive their income from a variety of sources with a variety of tax classifications, it is not unusual for income data for elderly residents to be under-reported. In addition the census did not explore household assets or wealth patterns. These are important considerations in areas like Miami Beach with high concentrations of retirees.

This section discusses the following groups: the low and moderate-income populations, the homeless, and the non-homeless with special needs.

U.S. HUD has established the following definitions of income for use in this discussion:

**Low Income:** Households earning below 50% of the Area Median Income as adjusted for household size. Within this category a separate category of very low income is included for households earning below 30% of the median income (below the poverty level) as adjusted for household size.

**Moderate Income:** Households earning between 51 - 80% of the Area Median Income as adjusted for household size.

### **Household Incomes**

Table 1 shows U.S. HUD's estimates of household income by race in 1990. According to U.S. HUD's special census information almost half (46%) of the city's households were living below the poverty line in 1990, while almost two-thirds (63%) had incomes below half of the County's 1990 median income of \$31,112.

**Table 1 Household Income by Race - 1990  
Compared to Median Family Income (MFI)**

Income Level	White	Black	Native American	Asian	Hispanic (all races)	Total	Percent
Very Low (0-30% MFI)	10,616	582	33	125	11,103	22,459	46%
Low (31-50% MFI)	4,242	365	0	53	3,835	8,495	17%
Moderate (51-80% MFI)	1,611	146	11	38	1,096	2,902	6%
Above 80%	10,540	252	10	171	4,302	15,275	31%
<b>Total</b>	<b>27,009</b>	<b>1,345</b>	<b>54</b>	<b>387</b>	<b>20,336</b>	<b>49,131</b>	

*Source: HUD CHAS Databook, 1993.*

## Housing Needs

A key term used by U.S. HUD for assessing housing need is "cost burden." U.S. HUD defines as cost-burdened a household that pays more than 30% of its income for housing costs. The City has a sufficient number of housing units to accommodate all of its current households and the projected increase in households for future population growth. However, a housing needs analysis also involves a comparison of the cost of that housing to various income groups' ability to afford housing and the condition and size of the housing stock to the household size and characteristics of the City's population. These comparisons are made as a part of this section's discussion of housing needs. Housing costs include rent and utilities for renters and principal, interest, taxes, and insurance (PITI) and utilities for owners. A household that pays more than 50% of its income for housing costs is considered by U.S. HUD to be "severely cost-burdened."

CHAS Table 1C shows U.S. HUD's estimates of cost-burdened households across income groups in 1990. Included in the number of cost burdened households are those households who chose to live in Miami Beach and pay more than 30% of their income for housing because they wish to live at the beach. The U.S. HUD data also did not account for household wealth. There is no data, which separates these households from those which have limited incomes and are forced to pay more than 30% of their incomes to live in Miami Beach. These households often include the elderly who have lived in the city for many years and the city's low income work force, commonly referred to as the "working poor."

CHAS Table 1C

Housing Assistance Needs of  
Low & Moderate Income Households

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development  
Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Instructions for Lower Census Data:									
Name of Jurisdiction:	Sources of Data:				Data is current as of the following date:		Five Year Period: through FY:		
	1990 Census				1990		FY: 1993 2003		
Household by Type, Income, & Housing Problem	Renters					Owners			
	Elderly 1 & 2 Member Households (A)	Small Related (2 to 4) (B)	Large Related (5 or more) (C)	All Other Households (D)	Total Renters (E)	Elderly (F)	All Other Owners (G)	Total Owners (H)	Total Households (I)
1. Very Low Income (0 to 50% MFI)*	9,271	3,924	743	5,041	18,979	2,744	810	3,554	22,533
2. 0 to 30% MFI*	6,639	2,174	488	3,055	12,356	1,434	512	1,946	14,302
3. % with any Housing Problems	79%	95%	96%	81%	83%	61%	60%	61%	80%
4. % Cost Burden > 30%	77%	84%	86%	77%	79%	60%	54%	58%	76%
5. % Cost Burden > 50%	63%	77%	73%	68%	67%	47%	40%	45%	64%
6. 31 to 50% MFI*	2,632	1,750	255	1,986	6,623	1,310	298	1,608	8,231
7. % with any Housing Problems	88%	96%	96%	88%	90%	57%	66%	59%	84%
8. % Cost Burden > 30%	85%	87%	80%	84%	85%	50%	62%	52%	79%
9. % Cost Burden > 50%	56%	29%	20%	34%	41%	25%	46%	29%	39%
10. Other Low-Income (51 to 80% MFI)*	2,017	2,131	205	2,272	6,625	1,246	655	1,901	8,526
11. % with any Housing Problems	68%	73%	95%	56%	66%	38%	63%	47%	62%
12. % Cost Burden > 30%	61%	42%	18%	49%	49%	32%	57%	41%	47%
13. % Cost Burden > 50%	18%	5%	0%	9%	10%	11%	22%	15%	11%
14. Moderate Income (81-95% MFI)*	538	666	62	941	2,207	349	346	695	2,902
15. % with any Housing Problems	47%	66%	100%	38%	50%	38%	69%	54%	51%
16. % Cost Burden > 30%	38%	30%	16%	30%	32%	38%	53%	45%	35%
17. % Cost Burden > 50%	12%	2%	0%	0%	4%	12%	20%	16%	7%
18. Total Households**	13,997	9,012	1,210	11,305	35,524	7,430	6,289	13,719	49,243
19. % with any Housing Problems	69%	74%	93%	56%	67%	35%	38%	36%	59%

form HUD-40090-A (1/93)

\* Or, based upon HUD adjusted income limits, if applicable.

\*\* Includes all income groups -- including those above 95% of MFI

The following table utilized a special U.S. HUD-commissioned census run and describes the potential availability of affordable housing. Table 2 shows the number of units that were affordable to various income levels in 1990.

**Table 2 Distribution of Units and Households by Income Category - 1990**

<b>Rented Units</b>	<b>Affordable to households with incomes at:</b>				<b>Total in Market</b>
	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>Total 0-80%</b>	
Number of 0-1 BR	3,060	7,458	17,663	28,181	36,224
Number of 2 BR	254	265	1,852	2,371	4,794
Number of 3+ BR	111	28	122	261	685
<b>Total</b>	<b>3,425</b>	<b>7,751</b>	<b>19,637</b>	<b>30,813</b>	<b>41,703</b>
Renter Households by Income Group	12,356	6,623	6,625	25,604	35,524
Units/Households	0.28	1.17	2.96	1.20	1.17
Net Available Affordable Units	(8,931)	1,128	13,012	5,209	6,179
<i>Source: HUD CHAS Databook, 1993.</i>					

As the bottom line shows, in 1990 there were excess rental units (6,179) available to Miami Beach renter households, so there is a sufficient total supply of rental units. But when the number of apartments and households is analyzed by cost and income, a different picture emerges. In 1990, there were 6,625 moderate-income households (51-80% of median income) and 19,637 apartments that were affordable, resulting in an excess of 13,012 units that were affordable to them. Similarly, low-income households at 31-50% of median income had an excess of 1,128 units that were affordable to them. However, there were 12,356 very low-income households at 0-30% of median income and only 3,425 apartments affordable to them; these households outnumbered affordable apartments by 8,930. For many of the households in the 31-50% group, in order to stay in Miami Beach, they must pay rents in excess of the affordability standard (30% of income). Of the 12,356 very low-income households, 6,639, or 54%, are elderly households. The remaining renters include 2,174 small families (5 or less people), 388 large families and 3,055 other households. In 1990 there is a shortage of 7,803 rental units affordable to households making below 50% of the median income. This is not a shortage of physical supply, but a reflection of the cost of the housing versus the incomes of the renters. U.S. HUD provides a similar analysis for owners, which is shown in Table 3. There is also a shortage of affordable owner-occupied housing for the lowest-income families in Miami Beach, such as the lowest income group outnumbers homes affordable to them by 1,465.

**Table 3 Distribution of Units and Households by Income Category - Owners**

Rented Units	Affordable to households with incomes at:				Total in Market
	0-30%	31-50%	51-80%	Total 0-80%	
Number of 0-1 BR	440	1,934	1,918	4,292	7,551
Number of 2 BR	24	77	502	603	3,065
Number of 3+ BR	17	16	141	174	4,107
<b>Total</b>	<b>481</b>	<b>2,027</b>	<b>2,561</b>	<b>5,069</b>	<b>14,723</b>
Renter Households by Income Group	1,946	1,608	1,901	5,455	13,179
Units/Households	0.25	1.26	1.35	0.93	1.12
Net Available Affordable Units	(1,465)	419	660	386	1,544
<i>Source: HUD CHAS Databook, 1993.</i>					

According to U.S. HUD in 1990, there was a shortage of 1,465 owner units affordable to households making below the poverty level and a surplus of 2,027 owner units affordable to households making from 31-50% of the median in 1990.

## Housing Conditions

The 1990 Census provides few direct clues to the overall condition of the City's housing stock. The combination of a high percentage of rental housing, multifamily buildings, and the overall aging of the City's housing stock would suggest that there is some deterioration occurring.

The 1990 U.S. Census reported that 1,621 (2.6%) of the City housing units lacked a complete kitchen, less than half of the 1980 figure. In 1990, there were 548 units lacking complete plumbing and 7,620 units contained more than one person per room, an indication of overcrowding.

The last City survey of housing structural conditions (conducted in 1988) found that there were 4,944 units (7.9%) rated "substandard" which meant the unit failed to meet the City minimum housing code standards which are similar to U.S. HUD's Section 8 minimum standards. However, most of these units (4,396 [89%]) were deemed suitable for rehabilitation. This meant that only 548 or less than one percent of all units were rated dilapidated and thus in need of total reconstruction.

## Conclusion

Given the distribution of units affordable to each income range, the majority of extremely low-income households would have to accept cost-burdening to some extent. By U.S. HUD's definition a household is cost-burdened if it pays more than 30% of its monthly income for housing costs. A household is severely cost-burdened if it pays more than 50% of its monthly income for housing costs. The U.S. HUD generated census data shows that 57% of Miami Beach's renter households paid more than 30% of their income for rent and utilities and 33% paid more than 50% of their income for rent and utilities. Cost-burdened home owners account for 31% of owners and 14% were severely cost-burdened.

## **Analysis of U.S. HUD Information**

As is fairly common in all markets, it is those with the lowest incomes who typically have the most trouble finding housing that is affordable to them. In Miami Beach, those households making less than 50% of the median income and especially those making less than 30% of the median are most likely to have trouble in the housing market. Households earning in the moderate range, up to 80% of median, can also have difficulty due to the high housing costs in the City.

The City uses its limited resources to assist households with incomes below 80% of Area Median Income, and focuses its housing programs on providing high-quality rental housing for its elderly residents, families, and persons with special needs, along with a home ownership assistance program.

## **Homeless Needs**

There is no single authoritative source for determining the number of homeless people. Therefore, it is appropriate to review the different estimates.

The District 11 Office (Miami) of Research & Planning, Florida Department of Children and Family Services, conducted a survey of the County's homeless population as of April 1997. No other current data is available. This study found there were 184 homeless people in Miami Beach or 8% of the County's total homeless. This survey provided no specifics on the type of people found homeless (racial, ethnic, or other sub-populations). The statewide estimated incidence rate from the Department of Children and Family Services is another source for estimating the number of homeless. According to that source, there are 317 homeless in Miami Beach. Statewide the homeless tend to break into three distinct groups: 1/3 are the traditional homeless (primarily men with drug and alcohol problems), 1/3 are de-institutionalized people (mental health problems) and 1/3 are economic (temporarily homeless) with high portions of women with children, many who are victims of domestic violence. Local sources who estimate there are 250 to 300 homeless have found that the city's homeless tend to be individuals, primarily adult men. Table 4 provides an estimate of the homeless by sub-population in Miami Beach based on the higher statewide incidence rate.



**Table 4 Homeless Populations and Sub-populations**

Part 1: HOMELESS POPULATION	TOTAL NUMBER		TOTAL NUMBER SERVED BY		
	Homeless	Homeless Unsheltered	Reception/Day Centers	Emergency Shelters	Transitional Housing
	(a+c+d)	(a)	(b)	(c)	(d)
FAMILIES with CHILDREN					
1. Number Homeless Families	37	37	37	0	0
2. Number of Person in Homeless Families	111	111	111	0	0
INDIVIDUALS not in FAMILIES					
3. YOUTH (17 years or Younger)	10	10	11	0	0
4. ADULTS (18+ years of Age)	196	176	100	20	67
TOTAL (lines 2 + 3 + 4)	317	297	222	20	67
Part 2: SUBPOPULATIONS		% of Total			
HOMELESS Persons with Service Needs Related To:					
1. Severe Mental Illness (SMI) Only	25%				
2. Alcohol/Other Drug Abuse Only	50%				
3. SMI and Alcohol/Other Drug Abuse	10%				
4. Domestic Violence	10%				
5. AIDs/Related Diseases	10%				
6. Other (specify)	N/A				
Source: Florida Department of Children and Family Services, Annual Report on Homeless Conditions in Florida.					

*Source: Florida Department of Children and Family Services, Annual Report on Homeless Conditions in Florida.*

Miami-Dade County provides countywide homeless services and receives a significant amount of aid for homeless services directly from U.S. HUD each year. Local service providers within Miami Beach report that the largest unmet need for homeless services is for victims of domestic violence and mentally ill homeless.

### **Persons Threatened with Homelessness**

Persons threatened with homelessness are those lower-income people living in the most marginal of financial situations. For these households, the loss of a job, an injury that interrupts a paycheck, a slight increase in rent or some other sudden change in income will result in a missed rent payment and the loss of shelter. The people with the most potential to become homeless are households living in poverty. Table 5 displays the households living in poverty in 1990 by type. According to the 1990 Census, over 25% of the City's population lived in poverty.

**Table 5 Households Living in Poverty by Type - 1990**

<b>Households Below</b>	<b>Total</b>	<b>Aged 15-64</b>		<b>Aged 65-74</b>		<b>Aged 75+</b>	
Married, w/children	800						
Married, no children	1,284						
		1,334	64.0%	342	16.4%	408	19.6%
Male head, w/children	211						
Male head, no children	181						
		341	87.0%	51	13.0%	0	0.0%
Female head, w/children	1,415						
Female head, no children	363						
		1,611	96.0%	90	5.1%	77	4.3%
Living alone	7,514	3,035	40.4%	1,622	21.6%	2,857	38.0%
Non-related	833	684	82.1%	70	8.4%	79	9.5%
<b>Total</b>	<b>12,601</b>	<b>7,005</b>	<b>55.6%</b>	<b>2,175</b>	<b>17.3%</b>	<b>3,421</b>	<b>27.1%</b>
<i>Source: 1990 Census.</i>							

### **Special Needs Populations**

The purpose of this section is to look at the "special needs" population as described by U.S. HUD. CHAS Table 1E shows these estimates, which are based on national incidence rates supplied by U.S. HUD. These households include the elderly/frail elderly, persons with severe mental illness, the physically disabled, persons with alcohol/drug addictions, and persons with AIDS.

# CHAS Table 1E

U.S. Department of Housing and Urban Development  
Office of Community Planning and Development

## Non-Homeless Special Needs Populations

Comprehensive Housing Affordability Strategy (CHAS)  
Instructions for Local Jurisdictions

Name of Jurisdiction:	Data Source: (specify)	Five Year Period: (enter fiscal yrs.)
<b>Miami Beach, FL</b>	CHAS Workbook	FY: 1998 through FY: 2003
	Current Data as of: (date)	
	1990	

	Households in Need of Supportive Housing
1. Elderly	2,354
2. Frail Elderly	3,500
3. Severe Mental Illness	960
4. Developmentally Disabled	1,309
5. Physically Disabled	4,574
6. Persons with Alcohol/Other Drug Addiction	984
7. Persons with AIDS and Related Diseases	435
8. Other (Specify):	-

Instructions for Table 1E

### Non-Homeless Special Needs Populations

Refer to Appendix A, General Definitions Used with the CHAS, for additional definitions of terms used in this table.

Table 1E provides a format for estimating the need for supportive housing for other (than homeless) populations with special needs. Some potential resource agencies and client groups they serve include:

- o State or local mental health agencies for persons with severe mental illness;
- o State or local agencies of mental retardation or State local developmental disabilities councils for people with developmental disabilities;
- o State rehabilitation agencies or State or local Centers for Independent Living for people with physical disabilities;
- o State or area agencies on aging for elderly people;
- o The Public Health Service Center for Disease Control for persons with Aids.

### Specific Instructions:

Line 1— Enter the estimated number of elderly households in need of supportive housing.

Line 2— Enter the estimated number of frail elderly households in need of supportive housing.

Line 3— Enter the estimated number of households composed of at least one person with severe mental illness in need of supportive housing.

Line 4— Enter the estimated number of households composed of at least one developmentally disabled person in need of supportive housing.

Line 5— Enter the estimated number of households composed of at least one physically disabled person in need of supportive housing.

Line 6— Enter the estimated number of households composed of at least one person with alcohol/other drug addiction in need of supportive housing.

Line 7— Enter the estimated number of households composed of at least one person with AIDS and related diseases in need of supportive housing.

Line 8— Estimate for any other category of special need that the jurisdiction may identify the number of households in need of supportive housing.

HUD 40090-A (1/93)

## **Elderly/Frail Elderly**

According to the U.S. Census, there were 28,000 individuals aged 65 or older living in Miami Beach in 1990. In all, the elderly residents of Miami Beach made up 30% of the total population, and 43% of Miami Beach households in 1990. The elderly over 75 are prime candidates for meeting the definition of frail elderly and there were approximately 3,500 households headed by someone over 75 in 1990.

## **Severe Mental Illness**

Douglas Gardens Community Mental Health Center is the primary mental health provider in Miami Beach. It has a caseload of approximately 2,000 people throughout its service area (Miami Beach, North Bay Village, Surfside, Bal Harbour and Bay Harbor Islands), and its directors estimate that there are up to 14,000 persons with some form of mental illness in the Miami Beach community. Douglas Gardens Community Mental Health Center provides 24 beds of supportive housing for mentally ill individuals and is completing a 40-unit housing project for formerly homeless persons with mental illness.

## **Physically-Disabled and Developmentally-Disabled Individuals**

In 1990, there were an estimated 4,574 non-elderly individuals with a mobility and/or a self-care limitation within the City according to U.S. HUD. The census defines a mobility limitation as a health condition lasting six months or more that makes it difficult for a person to leave the house on one's own. The census defines a self-care limitation as a health condition lasting six months or more that makes it difficult for a person to dress, bathe, etc. on one's own. The limitation may be due to a physical or a mental health problem, but temporary health problems such as broken bones are not considered limitations. Neither definition specifies that the person with the limitation requires long-term supportive housing, or would qualify for assistance under one of the City's affordable housing programs.

## **Alcohol and Other Drug Addiction**

It is estimated that Miami Beach has 984 households with an alcohol or drug addiction problem. There is no specific source of information as to how many of them need special housing. The City of Miami Beach contracts with Better Way of Miami, Inc., providing ESG Program funds for housing and services for Miami Beach's addicted/alcoholic men.

## **Persons with AIDS**

The State Department of Health and Rehabilitative Services (HRS) is responsible for tracking the numbers of AIDS cases within the State of Florida.

Local health care providers estimate that over 22% of all AIDS cases in Miami-Dade County are found in the beaches. Utilizing these and U.S. HUD incidence projections, it is estimated that 435 households with AIDS within the City need some form of supportive housing.

## **Lead-Based Paint Concerns**

The Consolidated Plan regulations require that available information on older housing units occupied by lower income households be examined for any potential lead-based paint problems. Older

housing has been found on a nationwide basis to hold greater dangers of lead poisoning from the use of lead-based paint that may now be deteriorating.

Lead poisoning is a direct hazard of lead-based paint. Production of residential lead-based paint was banned in 1978. However, the existing lead-based paint in older houses may flake or chip, or paint dust may be created through impact and friction (such as on doors and windows). When this happens, lead particles and dust are released into the house. Young children especially may eat or inhale the lead particles, and become lead poisoned as a result, with serious health consequences.

The majority of Miami Beach's housing was constructed prior to 1978. According to the Code Compliance Division, all painted exterior surfaces are free from lead-based paint because the material was not appropriate for the climate. Since households occupy pre-1978 housing in approximately equal income percentages in Miami Beach, hazard reduction strategies for housing interiors should be aimed at all types of housing. Although there are no records of how many families of different income categories live in pre-1978 housing, U.S. HUD's CHAS Databook, which is based on the 1990 Census, does provide information on how many pre-1980 units are occupied by extremely low, and moderate households. (Since the use of residential lead-based paint was banned in 1978, the cut-off of 1980 serves as a reasonable proxy for identifying the number of housing units potentially containing lead-based paint.)

The following table provides an estimate of housing units that were occupied households at or below 80% of median income in 1990.

**Table 6 Age of Housing Stock by Occupancy of Households  
Below 80% of Median Income**

<b>Tenure</b>	<b>Pre-1940</b>	<b>1940 - 1954</b>	<b>1960 - 1979</b>	<b>Total</b>
Renter	5,478	13,689	13,797	32,964
Owner	1,758	3,815	7,475	13,048
<b>Total</b>	<b>7,236</b>	<b>17,504</b>	<b>21,272</b>	<b>46,012</b>

*Source: HUD, CHAS Data Book, 1993.*

As this table illustrates, there were a total of 46,012 housing units (74% of all housing) constructed before 1980 which are occupied by households at or below 80% of median income. Although no accurate information on the extent of lead-based paint is available (and no lead-based paint was used on the exteriors in the City) the federal government requires that the City estimate the existence of lead paint in the housing stock using U.S. HUD's formulas regarding the prevalence of lead paint and the potential for lead-based paint poisoning.

**Table 7 U.S. HUD Estimate of Housing Units Occupied by Households at or Below 80% of Median Income that may Contain**

<b>Pre-1940 Housing.....Estimated at 90% (+/-10%)</b>
<b>Subtotal: 7,236 X 0.90 = 6,512</b>
<b>1940 - 1959 Housing.....Estimated at 80% (+/-10%)</b>
<b>Subtotal: 17,504 X 0.80 = 14,003</b>
<b>1960 - 1979 Housing.....Estimated at 62% (+/-10%)</b>
<b>Subtotal: 21,272 X 0.62 = 13,189</b>
<b>POTENTIAL UNITS: 33,704</b>
<i>Source: CHAS Data Book, 1993.</i>

There are several reasons why lead-based paint has not been a critical issue. The estimated number of potential units with lead-based paint does not reflect the fact that extensive rehabilitation of older buildings has taken place in the city in the last ten years. Rehabilitation efforts have largely consisted of "gut rehab" which eliminates all pre-existing paints. Simultaneously, most of the units in the city, particularly the oldest ones, are efficiencies and one-bedrooms and therefore have not generally been occupied by children.

# **Chapter Four: Five Year Strategy**

# **Chapter Four: Five Year Strategy**

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## **Introduction**

The purpose of this chapter is to identify in broad terms the general goals for the City's CDBG, HOME and ESG programs. While these goals provide overall direction, the City will establish its specific annual priorities in each One Year Action Plan.

This strategy covers a five-year period. It is difficult to predict all the needs during that time, or the opportunities that may arise to address those needs. In addition, the new Census 2000 will provide updated information concerning the City's population and needs. This plan is not intended to limit the ability of the City to acknowledge those changing needs or to address those needs.

## **GENERAL PRIORITIES**

The Consolidated Plan Priority Needs Tables provide a general summary of the City's projected five year housing and community development priority needs. The priorities listed on these tables and the estimated funds needed to address them were determined through an analysis of the population and needs identified in chapters two and three, and from information collected from nonprofit service providers. In addition, public input and the advice and recommendations of the CDAC were used.

In a city as large and diverse as Miami Beach, it is understandable that the housing and community development needs would reflect that diversity. The City's overall community development needs revolve around public services, affordable housing and neighborhood improvements.

## **Public Services**

Miami Beach has high concentrations of low-income elderly, many over the age of 75, as well as of low-income Hispanic families with children (many who are recent immigrants to this country). These distinct groups both need a multiplicity of public services that City governments do not typically have sufficient resources to provide. Miami Beach also confronts urban public health issues such as AIDS. Unfortunately, cutbacks in funding for public services at the federal, state and Miami-Dade County level have enlarged the gap between the needs and the funds to address them.

While the need for public services is significant, U.S. HUD rules only allow the City to allocate 15% of its CDBG funds toward public services. This limitation severely restricts the amount of effort that can be made through these programs.

## **Affordable Housing**

The City has an enviable record of providing affordable housing for its large population of renters. The City's housing affordability programs are currently helping approximately 15% of the City's renters.

Miami Beach has undergone a resurgence as a world class tourist destination and has also experienced the gentrification of its historic housing stock. Together, these developments pose a



challenge to providing high quality, affordable rental housing for the poor elderly and for the City's low-income workforce.

## **Physical Improvements**

The Mayor's *Neighborhoods First* initiative is an acknowledgment by the City that while an amazing amount of successful redevelopment has been accomplished within the City, especially in South Beach, other neighborhoods need attention. A natural focus for the *Neighborhoods First* initiative is the City's North Beach area, which has not shared in Miami Beach's overall prosperity and exhibits signs of deterioration.

Not surprising, the North Beach neighborhoods that exhibit the most deterioration have high concentrations of low-income residents. The CDBG program was designed for local governments to undertake the type of improvements that the *Neighborhoods First* initiative includes: street, landscaping, and commercial facade improvements, community and recreational center improvements, historic preservation and housing rehabilitation.

It is therefore anticipated that the CDBG program will be incorporated into the *Neighborhoods First* initiative as one of the available funding sources. Specific CDBG neighborhood improvements will occur within the City's U.S. HUD designated eligible areas.

As part of the Mayor's *Neighborhoods First* initiative, the City has begun an assessment of its community development needs. Additional neighborhood planning is discussed later in this chapter.

## **Job Creation Activities**

Section 108 loans may be made for the development of projects that will result in job creation and overall improvement to the City's neighborhoods. Economic Development Initiative grants will be used in conjunction with the Section 108 loans when the project qualifies and funds are available.

## **Geographic Locations of Activities**

The City's housing rehabilitation and homeless services are conducted on a citywide basis, with distribution and deconcentration an operational priority.

The City's non-housing community development projects will occur in CDBG-eligible areas of the City. Many of the public works projects such as the street or facade improvements will occur in the North Beach section of the City, which contains higher percentages of lower-income residents.

## **Obstacles**

The major obstacle to meeting all of the City's public services, housing and community development needs continues to be a lack of available funding.

## **HOUSING STRATEGY**

The primary identified housing need in Miami Beach is rental housing for low income households. As there is limited availability of vacant land for new construction, the most effective response to the need is to address the housing needs through rehabilitation (or acquisition/rehabilitation) of existing housing stock. This is especially appropriate in the Miami Beach housing market which is comprised of many older, multi-family rental units.

Housing rehabilitation has a multiple-improvement effect. When the apartment complexes are renovated, not only do the residents benefit by having nicer places to live, but the owner's property value is increased, and the building contributes to the neighborhood rather than detracting from it.

The housing needs analysis describes a shortage of affordable rental units. Both elderly households and families have been identified as groups that would benefit from an increased supply of affordable rental housing units. Much of Miami Beach's housing stock consists of efficiency and one-bedroom apartments in multi-family buildings. Therefore, families would benefit from an increase in the number of larger rental housing units.

It will continue to be the City's policy to see that housing rehabilitation funds are used citywide, and are distributed in locations throughout the City, without being concentrated in any particular area(s). It will also be the City's policy to encourage an economic mix of tenants in any given building. For example, under the City's Multi-family Housing Rehabilitation Program guidelines, 51% of the tenants may be low or moderate income; the remainder of the units are rented at market rate.

### **The Scattered-Site Home Ownership Program**

The Scattered-Site Home ownership Program will continue to use HOME and CDBG funds, state SHIP funds and Miami-Dade County Documentary Surtax Program funds to provide home ownership opportunities to income-eligible homebuyers. The Program assists participants that demonstrate steady employment, a stable income source and acceptable credit history.

The Program assists homebuyers while helping to rehabilitate dwelling units throughout the City. The operational guidelines of this Program prescribe that assisted units shall not exceed 20% of any single condominium building.

### **Matching Funds for the HOME Program**

The City will consider all eligible sources of match credit such as SHIP monies, HOME "eligible" projects, waiver or reduction of impact fees, city-funded infrastructure improvements serving specific projects, redevelopment area tax increment funds, and Miami-Dade County Documentary Surtax Program monies. To the extent needed for HOME match, the SHIP Program is being designed in accordance with the HOME Rule requirements to permit the use of a portion of these funds to match the City's HOME Program funds.

## **Community Housing Development Organization Program**

The City of Miami Beach will provide funds from its annual HOME entitlement allocation to projects implemented by CHDOs. Miami Beach Community Development Corporation was created in 1981 as a non-profit community development corporation and has actively pursued neighborhood revitalization activities including the promotion of affordable housing. In 1993, MBCDC was designated as the City's first CHDO, and it continues to serve in that capacity.

CHDO funds will be used for investment only in housing initiatives that the CHDO will develop, sponsor or own. All CHDO projects will be reviewed by the City's Loan Review Committee (LRC). Projects that are recommended by the LRC will then be submitted to the City Commission for approval. All projects will be reviewed for consistency with the previously identified needs and priorities. In addition to the CHDO project set-aside, the City will provide 5% of the annual HOME allocation for CHDO eligible operating expenses.

## **Multi-family Rehabilitation Refinancing Guidelines**

Due to the limited amount of HOME funds available for multi-family rehabilitation, it is not the City's intention to utilize those funds to refinance the existing debt on a building which is being rehabilitated. However, if the Loan Review Committee determines the necessity and importance of refinancing on one or several buildings, then staff will develop the necessary guidelines for inclusion in this Plan by amendment.

## **Equal Opportunity/ Affirmative Fair Housing Marketing Procedures**

"Affirmative Marketing" is defined as a condition in which individuals of similar income levels in the same housing market area have a like range of housing choices available to them regardless of their race, color, religion, sex, handicap, familial status, or national origin. All recipients (i.e., owners, developers, CHDOs) receiving HOME funds are required to administer their programs and activities relating to housing in a manner that will affirmatively further the purposes of Title VI of the Civil Rights Act of 1964 at 24 CFR 1, the Fair Housing Act at 24 CFR 100 and Executive Order 11063 at 24 CFR 107.

The City, as the entitlement jurisdiction, is required to certify that it will affirmatively further fair housing. To accomplish this goal, the City, along with the other entitlement jurisdictions in Miami-Dade County, jointly sponsored the conduct of an analysis to identify impediments to fair housing choice within the jurisdiction. In 1996, Housing Opportunities Project for Excellence, Inc. (H.O.P.E., Inc.) completed an "Analysis of Impediments to Fair Housing Choices" for the City of Miami Beach and for Metropolitan Dade County, along with the Cities of Miami, Hialeah, and North Miami. In 1998, the City is funding that same organization to produce a Fair Housing Education program in furtherance of these goals.

## **Rationale for Housing Priorities**

As the Priority Needs Summary Table displays, the City has assigned its housing assistance priorities toward helping those households facing difficulty within the marketplace. The City assigned its highest priority to helping households that have low (including very low) incomes and are paying over 50% of their income for housing and/or living in substandard housing. The City has assigned a medium priority to helping those households with incomes between 51 and 80% of the median who

have slightly less of a severity of housing problems and a lower priority to helping those households with incomes above 80% of the median.

## How Market Characteristics Influenced the Use of Funds

Seventy percent of the Miami Beach households are renters. The national average is 35% renters (1990 Census). Fifty-three percent of the City's renters earn less than 50% of the median income (See CHAS Table 1C). Because of the high concentration of low-income renter households, the City has assigned renters a higher priority than owner-occupied housing.

Due to the demands placed on the Miami Beach housing market by the increase in the number of families, the City has developed and implemented programs to assist renter families to achieve home ownership, including acquisition/rehabilitation of existing housing. The high cost of owner units on Miami Beach has made the home ownership programs a valuable housing tool.

## Proposed Accomplishments

The City intends to assist the following number of households over the next five years:

Table 1 Five Year Affordable Housing Strategy

Priorities	Proposed Accomplishment	Funding Source	Expected Amount	How Funds Will be Utilized
<b>High</b>				
LI Renters	Assist 125 households	CDBG	\$ 2,500,000	Rental Rehabilitation
LI Renters	Assist 250 households	HOME	\$ 5,000,000	Rental Rehabilitation
<b>Medium</b>				
LI Renters	Assist 60 households attain homeownership	SHIP	\$ 1,500,000	Homeownership Assistance
LI Renters	Assist 35 households attain homeownership	CDBG	\$ 1,000,000	Homeownership Assistance
<i>Source: City of Miami Beach, 1998.</i>				

## Housing Needs

Renter				
		Need Level	Units	Estimated \$
Small Related	0 - 30% of MFI	None	2,000	\$15,000,000
	31 - 50% of MFI	Med	1,000	\$10,000,000
	51 - 80% of MFI	Low	0	\$0
Large Related	0 - 30% of MFI	High	2,000	\$15,000,000
	31 - 50% of MFI	Med	1,000	\$10,000,000
	51 - 80% of MFI	Low	0	\$0
Elderly	0 - 30% of MFI	High	1,000	\$10,000,000
	31 - 50% of MFI	Med	1,000	\$10,000,000
	51 - 80% of MFI	Low	0	\$0
All Other	0 - 30% of MFI	None	0	\$0
	31 - 50% of MFI	None	0	\$0
	51 - 80% of MFI	None	0	\$0
Owner				
	0 - 30% of MFI	Low	0	\$0
	31 - 50% of MFI	Med	200	\$7,000,000
	51 - 80% of MFI	Med	200	\$7,000,000

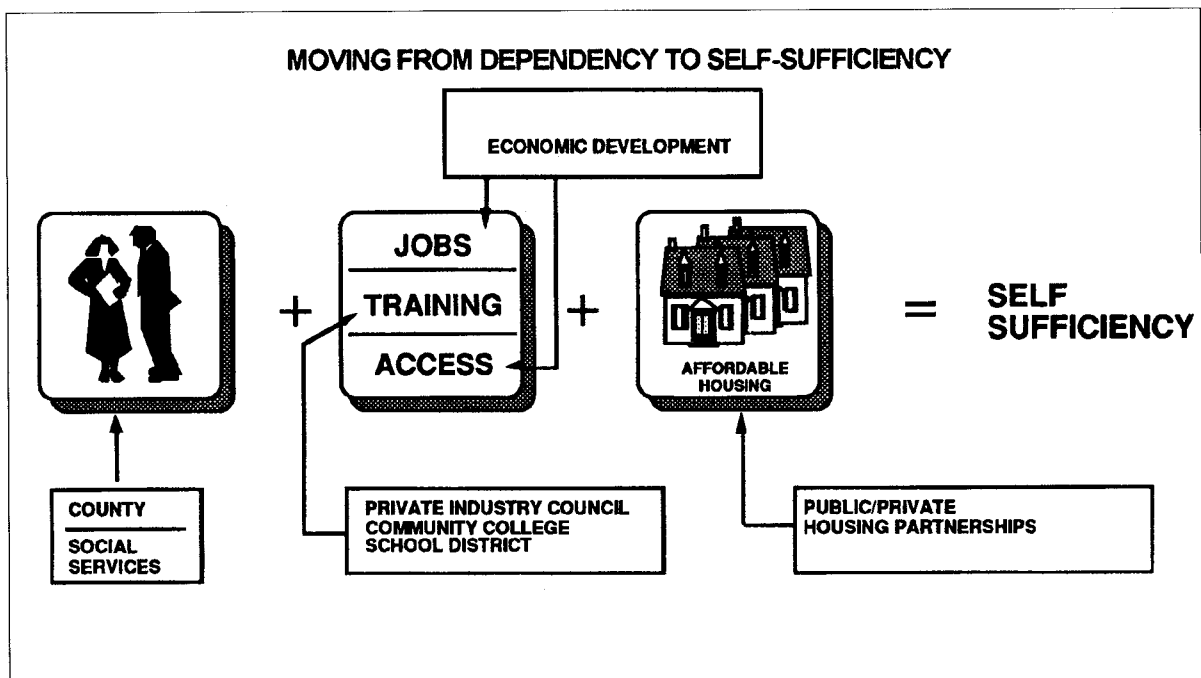
## HOMELESSNESS STRATEGY (CONTINUUM OF CARE)

As a new planning requirement, U.S. HUD has requested local governments to take a more proactive role in the organization and delivery of services for the homeless. Prior to this point, the Miami-Dade County's various non-profit social services providers have been independently providing services to the homeless. Many of U.S. HUD's homeless programs are currently awarded to these agencies on a competitive basis, which further fractionalizes the service delivery process at the local level. U.S. HUD, as part of its streamlining proposals, has asked Congress to consolidate all of the homeless grants into a single 'block grant' each community would receive on an annual basis. In support of this effort, U.S. HUD wants local governments to develop plans for the coordinated delivery of these services, using a structure that provides for a "Continuum of Care."

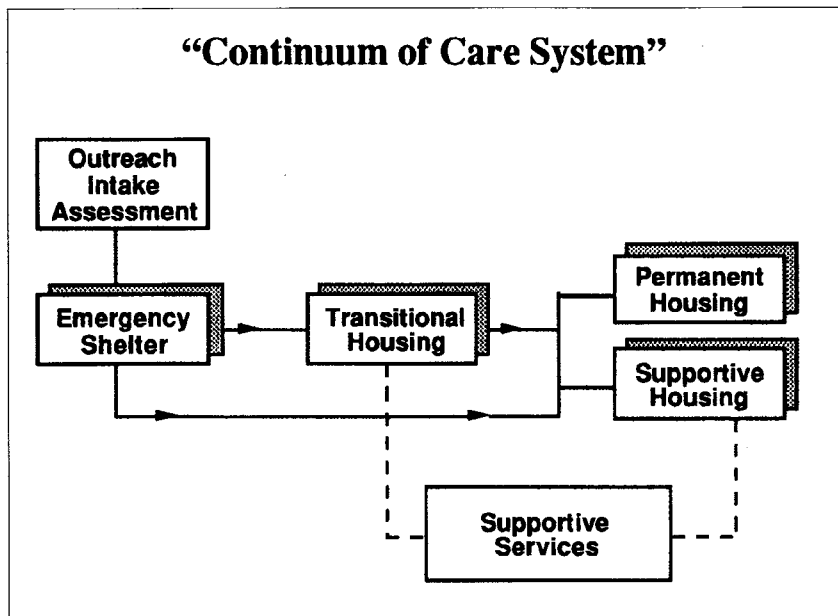
Continuum of Care is a relatively straight forward management concept which states that to effectively address the needs of the homeless, a combination of services (often provided by different agencies) must be brought together in a coordinated manner to help move a family from homelessness to self-sufficiency.

When the underlying problem is economic, a more comprehensive governmental response that includes social services, job training, and affordable housing is needed in order to move low-income households from homelessness and governmental dependency to self-sufficiency.

Effectively addressing self-sufficiency will require a countywide public/private partnership that brings together into a coordinated effort all of the groups that traditionally have dealt with the problems on a separate basis.



The following provides a conceptual structuring of a Continuum of Care system.



The fundamental components of a continuum of care system are:

- ◆ First, there must be an emergency shelter/assessment effort which provides immediate shelter and can identify an individual's or family's needs.
- ◆ The second component offers transitional housing and necessary social services. Such services include substance abuse treatment, short-term mental health services, job training, independent living skills, etc.
- ◆ The third and final component, and one which every homeless individual and family needs, is permanent housing or permanent supportive housing arrangements.

While not all homeless individuals and families in a community will need to access all three components, unless all three components are coordinated within a community, none will be successful. A strong homeless prevention strategy is also the key to the success of the continuum of care.

Homeless assistance programs in Miami Beach are part of the countywide Continuum of Care implemented by the Miami-Dade County Homeless Trust (the Trust). The Trust takes an active leadership role in ensuring that Miami Beach's services are coordinated and linked with services available off the beach. This results in a multi-agency, coordinated network of organizations working throughout the County. They provide outreach, intake, referral, transportation, placement, shelter, treatment, services, education, and training.

## **Strategy for Prevention**

Miami-Dade County, through its Social Services Department, will continue to provide short-term financial aid, supportive services and counseling to families that are in danger of becoming homeless. The City of Miami Beach is supporting those efforts by allocating funds from CDBG and ESG Program to a variety of not-for-profit organizations for homeless prevention. The Housing Authority of the City of Miami Beach also allocates funds for homeless prevention. The diverse organizations providing this emergency assistance are intended to provide coverage to the diverse population in Miami Beach.

## **Strategy for Outreach**

Among the non-profit service providers which undertake outreach to County homeless persons, there is one which focuses attention on Miami Beach's homeless. The Douglas Gardens Outreach Team talks with homeless people on the streets, arranges necessary referrals, and transports them to the available/appropriate shelter resource. Douglas Gardens staff coordinate their efforts with the Miami-Dade County Homeless Trust, Better Way of Miami, and the multi-agency Continuum of Care in order to provide linkage to all available services. The Outreach Team receives a portion of its funding from the City's ESG funds.

## **Strategy for Shelter and Transitional Housing Needs**

Miami-Dade County Homeless Trust, and the non-profit service providers will continue to provide shelter and transitional housing to the County's homeless. The City, through its Emergency Shelter Grant Program, will provide funding to ensure the availability of shelter and transitional housing for Miami Beach homeless.

## **Strategy for Independent Living**

The recent national, state, and county welfare-to-work initiatives stress the importance of the coordinated approach to addressing homelessness and its causes. The activities of the County's WAGES program, the Continuum of Care, and the Trust are supplemented in Miami Beach by additional programs being undertaken by the City, the Housing Authority, and the non-profit providers. In addition, the CDAC is considering strategies for funding priorities, one of which would give priority to activities which promote independent living.

## **Rationale for Homeless Priorities**

The City has assigned a high priority to assisting homeless individuals or those homeless with special needs related to AIDS, mental illness, or alcohol and/or drug abuse, because these individuals make up the majority of the City's on-the-street homeless. In addition, a priority is assigned to homeless assistance for families, including those that are victims of spousal abuse.

## **Obstacles**

The major obstacle to meeting the needs of the homeless is the lack of funds. Current federal programs for the homeless are allocated on a competitive basis rather than to each community.



While this has benefited Miami-Dade County, a major recipient of U.S. HUD homeless funds, there are still significant needs within the City of Miami Beach.

## **Non-Homeless Supportive Housing Needs**

U.S. HUD provided the City with the estimated number of households in the following categories. The estimates were based on national incidence rates. The estimates were not specific as to how many of those households would actually require or qualify for special housing assistance. Since it is important for the City to encourage assistance to residents in need, this section is being assigned a medium priority.

### **Elderly/Frail Elderly**

As people age they ultimately need assisted living arrangements that are typically provided through group homes or ACLFs. The City has over 800 units of elderly housing and will continue to give the elderly/frail elderly a priority in the development of affordable housing. The City will also continue to work with elderly service/housing providers to meet the supportive needs of this group.

### **Severe Mental Illness**

The Douglas Gardens Community Mental Health Center will continue to take the lead in providing high quality health care and supportive housing services. The Douglas Gardens Community Mental Health Center is completing a 40 unit housing initiative for formerly homeless people who were mentally ill or addicted. Group homes are allowed as a conditional use in all residential zoning districts by state law. The City will continue to support efforts to assist those with special needs.

### **Developmentally Disabled**

Developmentally disabled people need housing in a structured environment such as a group home. Group homes are allowed as a conditional use in all residential zoning districts by state law. The City provides ongoing support to Log Cabin Enterprises to provide training/employment for developmentally disabled individuals.

### **Physically Disabled**

Physically disabled persons may or may not need supportive housing. It depends on the nature or extent of their physical disability. The City implements the Americans with Disabilities Act, which specifies handicapped-accessibility requirements for new construction/rehabilitation projects. The City will continue to support the provision of group homes/supportive services to meet the needs of physically disabled persons.

### **Persons with Alcohol/Drug Addiction**

People in this category usually require short stay (30-60 days) housing in conjunction with medical/psychiatric care to break the cycle of addiction. Many need transitional housing after treatment. The City will continue to support the efforts of private/public sector service providers such as Douglas Gardens Community Health Center and Better Way of Miami to meet the supportive housing needs of this sector of the population.

**Persons with AIDS**

People in this category usually require supportive housing in conjunction with long-term medical care. The City supported the construction of the Shelbourne House which provides 24 units of supportive housing, and the MBCDC has prepared an 811 application to U.S. HUD for additional supportive housing for people living with AIDS. With a higher than average incidence of this disease, the City will continue to give this area a high priority.

**Proposed Accomplishments**

The City will continue to support non-profit and areawide initiatives. The City will continue to work with the County to strengthen its countywide continuum of care.

## Continuum of Care: Gaps Analysis - Individuals

### Beds/Units

	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	120	64	56	High
Transitional Housing	122	56	66	Med
Permanent Housing	122	76	46	Med
<b>Total</b>	<b>364</b>	<b>196</b>	<b>168</b>	

### Estimated Supportive Services Slots

Job Training	150	20	130	High
Case Management	225	90	135	High
Substance Abuse Treatment	140	28	112	Med
Mental Health Care	160	100	60	Med
Housing Placement	50	39	11	Med
Life Skills Training	100	69	31	Med

### Estimated Sub-Populations

Chronic Substance Abusers	100	18	82	Med
Seriously Mentally Ill	59	42	17	Med
Dually-Diagnosed	35	20	15	Med
Veterans	24	0	24	Med
Persons with HIV/AIDS	350	24	326	High
Victims of Domestic Violence	25	10	15	Med
Youth	10	0	10	Med

# Continuum of Care: Gaps Analysis - Persons in Families with Children

## Beds/Units

	Estimated Needs	Current Inventory	Unmet Need/ Gap	Relative Priority
Emergency Shelter	31	22	9	Med
Transitional Housing	24	7	17	Med
Permanent Housing	42	20	22	Med
Total	97	49	48	

## Estimated Supportive Services Slots

Job Training	150	20	130	High
Case Management	125	60	65	Med
Child Care	200	54	146	High
Substance Abuse Treatment	70	4	66	Med
Mental Health Care	86	20	66	Med
Housing Placement	40	15	25	Med
Life Skills Training	10	5	5	Med

## Estimated Sub-Populations

Chronic Substance Abusers	15	5	10	Med
Seriously Mentally Ill	10	5	5	Med
Dually-Diagnosed	12	6	6	Med
Veterans	3	0	3	Low
Persons with HIV/AIDS	16	8	8	Med
Victims of Domestic Violence	100	40	60	Med

## **NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY**

The dramatic change in the Miami Beach population has created new demands on the City's infrastructure, facilities, and services. The change in population from elderly to families has resulted in more traffic on the streets, more children in the schools, increased need for parking, day care and after-school programs, etc. The increase in the Hispanic population has similarly resulted in the need for new or increased programs and services due to the language and cultural differences present in a multi-cultural society. The changes have been citywide, but have been particularly evident in North Beach.

The City is currently undertaking a new "*Neighborhoods First*" initiative to focus its programs and services on neighborhood improvement. The City's non-housing community development strategy will be similarly based on neighborhoods, concentrating on the physical improvements and services which are needed in CDBG-eligible areas.

In order to encourage neighborhood revitalization, long-term strategies can be developed for North Beach and for South Beach in partnership with: the CDAC, MBCDC for South Beach and NBDC for North Beach, the Housing Authority of the City of Miami Beach, and other significant partners who serve low and moderate income populations. Equally important in this process is input from neighborhood residents. The residents' participation in recent public workshops on this Consolidated Plan has demonstrated their knowledge of the community and its needs, and their desire to participate in the process.

### **Priority Needs by CDBG Eligible Category**

The City's non-housing Community Development Strategy will focus on the continued physical improvements of the City's older neighborhoods, following the improvement plans developed for each area. The City is currently preparing a new housing and redevelopment strategy called the "*Neighborhood First*" initiative. This new plan will then guide all redevelopment activities. The following information subdivides this strategy into individual CDBG-eligible activity categories.

#### ***A. Acquisition***

The City may be required to acquire land as part of the public facility improvements it makes. The City also provides funds to a non-profit organization (MBCDC) which utilizes acquisition funds in its home ownership program.

#### ***B. Disposition***

MBCDC utilizes funds for disposition in its home ownership program. The City may also undertake some disposition activities.

#### ***C. Public Facilities and Improvements***

The City will continue to make significant public improvements, such as street reconstruction, storm drainage, public utilities, commercial facade improvements, park and recreation improvements, and senior or youth-oriented community or day care centers.

#### ***D. Clearance***

The City will continue to demolish and remove unsafe structures.

*E. Public Services*

The City will assist community groups to provide public services to elderly, low-income, and special needs residents.

*F. Interim Assistance*

The City may undertake neighborhood clean-up or other interim assistance activities.

*G. Payment of Non-Federal Share*

The City does not currently plan to utilize CDBG to pay a non-federal share of another federal grant. However, if CDBG-eligible grants become available to address the City's needs, this remains an option.

*H. Urban Renewal Completion*

The City has no urban renewal projects.

*I. Relocation*

No displacement-causing projects are anticipated; however, the City will provide relocation benefits if relocation becomes necessary.

*J. Loss of Rental Income*

The City has planned no activities that will result in the loss of rental income.

*K. Housing Services*

Housing Services for the HOME Program will be provided through the HOME administration budget.

*L. Privately Owned Utilities*

The City has planned no activities that involve privately owned utilities.

*M. Section 17 Housing*

The City has no Section 17 (HODAG) projects.

*N. Home Ownership Assistance*

The City's home ownership programs will continue to be addressed by the State of Florida SHIP program, the CDBG program, and the HOME Program.

*O. Microenterprise Assistance*

The City may initiate new activities to assist small, start-up businesses.

*P. Rehabilitation and Preservation*

The City will continue to provide funding for housing rehabilitation and preservation.

*Q. Economic Development*

The City expects to provide CDBG funds, Section 108 loans, and use Economic Development Initiative grants in its redevelopment and anti-poverty strategies.

*R. Special Activities by Subrecipients*

The City has only a few organizations which qualify under this category, and their projects will continue to be considered for funding.

*S. Planning And Capacity Building Activities*

The City will continue its ongoing planning and capacity building programs.

*T. Administrative Costs*

The City will continue to administer the program.

## **Rationale for Priorities**

The City intends to utilize its non-housing directed CDBG dollars in support of its ongoing "*Neighborhoods First*" initiative and to provide needed public improvements within its low income areas. At the time of the preparation of this document, "*Neighborhoods First*" was in its initial stages.

## **Obstacles**

The City has insufficient funding to meet all of the identified needs. The CDAC has indicated an interest in developing strategies to seek additional revenues and to guide program funding.

## Proposed Accomplishments

Table 2 lists the City's non-housing community development proposed accomplishments by CDBG eligible category.

<b>Table 2</b> <b>MIAMI BEACH</b> <b>FIVE YEAR NON-HOUSING COMMUNITY DEVELOPMENT STRATEGY</b> <b>SUMMARY BY CDBG ELIGIBLE CATEGORY</b>		
<b>CATEGORY</b>	<b>ACTIVITY</b>	<b>BUDGET ESTIMATE</b>
<b>A. Acquisition</b>	\$	400,000
<b>B. Disposition</b>	\$	400,000
<b>C. Public Facilities and Improvements</b>	\$	2,800,000
<b>D. Clearance</b>	\$	0
<b>E. Public Services</b>	\$	2,400,000
<b>F. Interim Assistance</b>	\$	50,000
<b>G. Payment of Non-Federal Share</b>	\$	0
<b>H. Urban Renewal Completion</b>	\$	0
<b>I. Relocation</b>	\$	0
<b>J. Loss of Rental Income</b>	\$	0
<b>K. Housing Services</b>	\$	0
<b>L. Privately Owned Utilities</b>	\$	0
<b>M. Section 17 Housing</b>	\$	0
<b>N. Homeownership Assistance</b>	\$	0
<b>O. Microenterprise Assistance</b>	\$	100,000
<b>P. Rehabilitation and Preservation</b>	\$	3,500,000
<b>Q. Economic Development</b>	\$	150,000
<b>R. Special Activities by Subrecipients</b>	\$	1,000,000
<b>S. Planning and Capacity Building</b>	\$	0
<b>T. Program Administrative Costs</b>	\$	2,700,000
<b>FIVE YEAR TOTAL for ALL ACTIVITIES:</b>	<b>\$</b>	<b>13,500,000</b>



## Community Needs

### Anti-Crime Programs

	Need Level	Units	Estimated \$
Overall	Low	0	\$0
<b>Sub-Categories</b>			
Crime Awareness (05I)	Low	0	\$0

### Economic Development

	Need Level	Units	Estimated \$
Overall	High	0	\$2,500,000
<b>Sub-Categories</b>			
Rehab; Publicly or Privately-Owned Commer (14E)	High	0	\$2,000,000
CI Land Acquisition/Disposition (17A)	Low	0	\$0
CI Infrastructure Development (17B)	Low	0	\$0
CI Building Acquisition, Construction, Re (17C)	Low	0	\$0
Other Commercial/Industrial Improvements (17D)	Low	0	\$0
ED Direct Financial Assistance to For-Pro (18A)	Low	0	\$0
ED Technical Assistance (18B)	Low	0	\$0
Micro-Enterprise Assistance (18C)	Med	0	\$500,000

### Infrastructure

	Need Level	Units	Estimated \$
Overall	High	0	\$2,100,000
<b>Sub-Categories</b>			
Flood Drain Improvements (03I)	Low	0	\$0
Water/Sewer Improvements (03J)	Low	0	\$0
Street Improvements (03K)	High	0	\$1,000,000
Sidewalks (03L)	High	0	\$500,000
Tree Planting (03N)	High	0	\$500,000
Removal of Architectural Barriers (10)	Low	0	\$100,000
Privately Owned Utilities (11)	Low	0	\$0

### Planning and Administration

	Need Level	Units	Estimated \$
Overall	High	0	\$4,525,000
<b>Sub-Categories</b>			
HOME Admin/Planning Costs of PJ (not part (19A)	Low	0	\$75,000
Planning (20)	Low	0	\$100,000
General Program Administration (21A)	Med	0	\$3,000,000
Indirect Costs (21B)	Low	0	\$0
Public Information (21C)	Med	0	\$50,000
Fair Housing Activities (subject to 20% A (21D)	Med	0	\$75,000
Submissions or Applications for Federal P (21E)	Low	0	\$175,000
HOME Admin/Planning Costs of PJ (subject (21H)	High	0	\$700,000
HOME CHDO Operating Expenses (subject to (21I)	High	0	\$350,000

Community Needs (Page 2)

<b>Public Facilities</b>			
	<b>Need Level</b>	<b>Units</b>	<b>Estimated \$</b>
Overall	High	0	\$5,000,000
<b>Sub-Categories</b>			
Public Facilities and Improvements (Gener (03)	High	0	\$1,000,000
Handicapped Centers (03B)	Med	0	\$500,000
Neighborhood Facilities (03E)	High	0	\$1,000,000
Parks, Recreational Facilities (03F)	High	0	\$1,000,000
Parking Facilities (03G)	Med	0	\$0
Solid Waste Disposal Improvements (03H)	Low	0	\$0
Fire Stations/Equipment (03O)	Med	0	\$500,000
Health Facilities (03P)	Med	0	\$500,000
Asbestos Removal (03R)	Low	0	\$0
Clean-up of Contaminated Sites (04A)	Low	0	\$0
Interim Assistance (06)	Low	0	\$0
Non-Residential Historic Preservation (16B)	Med	0	\$500,000
<b>Public Services</b>			
	<b>Need Level</b>	<b>Units</b>	<b>Estimated \$</b>
Overall	High	0	\$2,600,000
<b>Sub-Categories</b>			
Public Services (General) (05)	High	0	\$1,000,000
Handicapped Services (05B)	Med	0	\$50,000
Legal Services (05C)	Low	0	\$0
Transportation Services (05E)	High	0	\$200,000
Substance Abuse Services (05F)	Med	0	\$250,000
Employment Training (05H)	High	0	\$500,000
Health Services (05M)	High	0	\$500,000
Mental Health Services (05O)	Med	0	\$100,000
Screening for Lead-Based Paint/Lead Hazar (05P)	Low	0	\$0
<b>Senior Programs</b>			
	<b>Need Level</b>	<b>Units</b>	<b>Estimated \$</b>
Overall	High	0	\$2,000,000
<b>Sub-Categories</b>			
Senior Centers (03A)	High	0	\$1,000,000
Senior Services (05A)	High	0	\$1,000,000

Community Needs (Page 3)

<b>Youth Programs</b>			
<b>Overall</b>	<b>Need Level</b>	<b>Units</b>	<b>Estimated \$</b>
	High	0	\$4,000,000
<b>Sub-Categories</b>			
Youth Centers (03D)	High	0	\$1,000,000
Child Care Centers (03M)	High	0	\$1,000,000
Abused and Neglected Children Facilities (03Q)	High	0	\$500,000
Youth Services (05D)	High	0	\$500,000
Child Care Services (05L)	High	0	\$500,000
Abused and Neglected Children (05N)	High	0	\$500,000
<b>Other</b>			
<b>Overall</b>	<b>Need Level</b>	<b>Units</b>	<b>Estimated \$</b>
	Low	0	\$0
<b>Sub-Categories</b>			
Urban Renewal Completion (07)	Low	0	\$0
CDBG Non-profit Organization Capacity Bui (19C)	Low	0	\$0
CDBG Assistance to Institutes of Higher E (19D)	Low	0	\$0
Repayments of Section 108 Loan Principal (19F)	Low	0	\$0
Unprogrammed Funds (22)	Low	0	\$0

## **Reduction of Barriers to Affordable Housing (Regulatory Reduction)**

The regulations at 24 CFR 91.215(f) require the City to undertake a thorough review of its development policies and ordinances to determine if any of the policies or procedures have the effect of increasing the cost of affordable housing. The City, as a recipient of state SHIP funds, undertook such a review in 1996, and the Plan (Local Housing Initiatives Plan – LHIP) containing a summary of that review is included in the Appendix. As required by the Florida Housing Finance Corporation, the LHIP has been updated and incorporated into the Local Housing Assistance Plan for fiscal years 1998-2001.

## **Reduction of Lead-Based Paint Hazards**

Miami-Dade County, through its Board of Health, continues to monitor and respond to all suspected cases of lead poisoning. However this continues to be a very minor problem in the County. The City will continue to require screening for lead-based paint in its housing rehabilitation for non-elderly persons where paint will be remaining on the walls.

## **Anti-Poverty Strategy**

The City of Miami Beach's Anti-Poverty Plan is focused on the most vulnerable - primarily the individuals living at or below the poverty line. This segment of the population has the highest incidence of poverty and is the most likely to benefit from a concentrated effort to increase economic opportunities in Miami Beach.

The Anti-Poverty Plan is intended to increase the incomes and job opportunities for low-income households. Miami Beach's economy relies on lower paying service and seasonal tourism-oriented jobs. Many of these jobs are open to people with low skills and low educational attainment. With the Welfare Reform Act, and its potential effect upon Miami Beach, the core of the movement to combat poverty is through the creation of secure, well-paying jobs. Implementation of these anti-poverty efforts remains a cooperative effort between the City, local business community, development agencies, nonprofit organizations, the City's designated CHDO, The Housing Authority of the City of Miami Beach, Inc., and other service organizations.

The major objective of the City's economic development activity is to stimulate economic revitalization and job creation in the City by facilitating business development and expansion, job creation/retention, encouraging private development through public support, and carrying out housing and neighborhood revitalization. The development of convention-quality hotels is an economic development objective which is an example of business development that provides significant employment opportunities for people entering the job market.

## **Institutional Structure**

The City's Community/Economic Development Department administers its CDBG, HOME, ESG, and SHIP programs. But there is a network of organizations which are integrally related in their missions and operations which are significant in the process. These include: the CDAC, MBCDC, NBDC, the Housing Authority of the City of Miami Beach, Inc., and the numerous non-profit organizations which provide important services, many of which are funded by CDBG or ESG.

The CDAC is a City committee whose members are appointed by City Commissioners. The CDAC includes full representation from the community: geographic, ethnic, and demographic. Their role is to make funding recommendations, in concert with the administration, to the City Commission for the use of CDBG, HOME, and ESG dollars. A new CDAC was appointed at the beginning of this consolidated planning process. Their initial concern, expressed throughout the planning process, is the lack of sufficient funds to address the public services needed in Miami Beach. They have expressed interest in exploring that issue. Their second step is to begin developing operational policies and procedures. Some of the funding priorities they will be discussing include whether to: give priority to applications which coordinate services with other agencies and thereby achieve greater results; give priority to non-profit applicants which are continuing to seek other sources of funding; give priority to services which promote client self-sufficiency.

The two Community Development Corporations (CDCs) operating in Miami Beach play a significant role in planning and participating in these programs. They have between them undertaken a variety of housing, infrastructure and beautification, and commercial facade activities. Miami Beach Community Development Corporation, the City's designated CHDO, has been in operation for 17 years, and has an impressive record of accomplishment. The City will continue to work through MBCDC as CHDO and CDBG partner, and will continue capacity development to expand services throughout the City. For example, MBCDC is currently packaging a Section 811 project (assisted living housing for persons living with AIDS). North Beach Development Corporation works with the North Beach community and identifies and addresses community needs in North Beach. Both CDCs will be asked to participate in quarterly briefings/work sessions with the Commission and/or CDAC, in order to increase communication and information about program accomplishments.

The Housing Authority of the City of Miami Beach, Inc. is an autonomous organization whose Commissioners are appointed by Mayor of the City of Miami Beach; there is no City participation in the everyday operation of the Housing Authority, i.e., hiring, contracting, or procurement. The City and the Housing Authority coordinate and cooperate in a number of ways. Housing Authority/U.S. HUD development sites and programs receive City Commission review for consistency with this Plan. There is an ongoing interlocal agreement between the two entities in which the Housing Authority provides fee payments to a joint bank account with the City, and the City provides child care subsidies, recreation programs, and police services for their Section 8 eligible residents. This is an unusual and successful collaboration. In addition, the Housing Authority provides contractual relocation services to anyone displaced by City action. The City pays for this service, and is eventually reimbursed through property liens. The Housing Authority is also undertaking innovative activities to serve low and moderate income populations, such as day care, home ownership opportunities, and transitional housing for victims of spousal abuse and their families.

The numerous non-profit organizations which deliver program activities (primarily public services) provide invaluable service to improve the lives of the citizens of Miami Beach. They are essential to serving the diverse Miami Beach population.

In addition to all of the Miami Beach organizations listed above, Miami-Dade County is a significant part of the program's institutional structure. Miami-Dade handles homeless issues through a countywide continuum of care. The City of Miami is designated as the area recipient of Housing Opportunities for Persons With AIDS (HOPWA) funds.

The partnerships that have been formed during the evolution of the CDBG, HOME, and ESG programs have been valuable and productive. It is the City's intention to continue and strengthen all

of these relationships. Any gaps that may arise in program delivery can certainly be overcome by the variety of available partners.

### **Public Housing Resident Initiatives**

The City's public housing is 100% elderly housing, and as such has not developed any "resident home ownership initiatives." The Housing Authority is, however, in the process of developing home ownership opportunities on property at Michigan and Jefferson Avenues. A contract with an architect is being negotiated.

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# **Chapter Five: One Year Action Plan**

# **Chapter Five: One Year Action Plan**

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## **Introduction**

The following One Year Action Plan provides specific details on the activities the City will undertake during the next year to implement its Five Year Strategic Plan.

## **Application**

The following Standard Form Number 424 is the basic form that the City utilizes to apply for federal funding.

## **Resources (Funding Sources)**

The following resources are anticipated to be available to the City in FY 1998/99:

### **Federal**

Community Development Block Grant	\$2,756,000
HOME Housing Program	1,361,000
Emergency Shelter Grant	108,000
Program Income	684,000
Reprogrammed Funds	<u>200,000</u>
	\$5,109,000

### **Non-Federal**

State Housing Initiatives Partnership (SHIP) Program	\$365,270
Owner's Match for CMB Rehabilitation Program	460,000
Emergency Shelter Grant Local Provider's Match	108,000
Housing Authority of the City of Miami Beach, Inc. (Interlocal Agreement)	193,000
Housing Authority of the City of Miami Beach, Inc. (Homeless Prevention)	100,000
Miami-Dade County Documentary Surtax Funds (MBCDC)	<u>500,000</u>
	\$1,726,270

## **Leverage/Match**

Match requirements for the HOME program will be met with SHIP dollars and other eligible sources of match. Match requirements for the ESG program will come from the nonprofit shelter providers.



## **Activities to be Undertaken**

The information in this section provides the details about each of the activities to be undertaken by the City, utilizing the federal funds that are anticipated. For each activity, details are provided on the type of project, the funding level, the location, as well as on the number and type of low-income households or people the project is designed to assist.

## **Geographic Location**

The City will be carrying out many of the activities on a citywide basis as its special needs populations reside throughout the geographic area. Infrastructure improvements will be concentrated in the eligible neighborhoods in South Beach and North Beach in locations identified by two of our significant program partners, NBDC and MBCDC. And since business revitalization is key to economic success and job creation, the commercial façade program will operate in North Beach and in South Beach. (See proposed projects map for specific locations.)

## **Emergency Shelter/Transitional Shelter Needs**

The City is providing funding to Douglas Gardens Community Mental Health Center for homeless assistance and to the Better Way of Miami emergency shelter program.

## **Homeless Prevention**

The City is providing homeless prevention funds through the MBCDC/RAIN Emergency Assistance Program and the Miami Beach High School Operation Safety Net.

## **Transitional Housing**

The City is not undertaking any new transitional housing activities in the coming year. Transitional housing is currently being developed by Douglas Gardens Community Mental Health Center, and also by the Housing Authority of the City of Miami Beach.

## **Non-Homeless Supportive Housing Needs**

The Jefferson Apartments and Mayfair Apartments are scheduled to open during this year. In addition, the MBCDC is currently packaging a Section 811 project (assisted living housing for persons living with AIDS) for which HOME funds may be utilized.

## **Other Activities**

The City may use Section 108 loans and Economic Development Initiative grant funds to assist in financing development and redevelopment projects that will complement the tourist business within the City and provide employment opportunities to people who are attempting to obtain independence from public assistance and to other low and moderate income families.

## **General**

### **Underserved Needs**

The City of Miami Beach has many needs which are underserved, as evidenced by the many funding requests for public services activities. The CDAC is exploring this issue. In addition, the City will continue to support non-profit grant applications to state and federal agencies.

### **Foster and Maintain Affordable Housing**

The City will work with its non-profit housing providers (including MBCDC) to expand the supply of affordable housing. The City will fund a number of programs to provide home ownership opportunities and to expand the number of high quality rental housing available for its low-income senior citizens and working families.

### **Remove Barriers to Affordable Housing**

The City will continue its state-mandated regulatory reduction self-examination program during the coming year to ensure that the City's regulations do not act as a barrier to affordable housing.

### **Lead-Based Paint**

During the coming year the County's Social Service Department will continue to test low income children for lead poisoning, as well as investigate any cases found. The City's housing rehabilitation programs will also require testing and treatment of at-risk units scheduled for rehabilitation.

### **Reduce Poverty**

The City will fund an economic development activity through Douglas Gardens, will continue to provide support for the developmentally disabled through Log Cabin Enterprises, and will continue to provide support to the South Florida Arts Center. In addition to these job creation projects, this annual plan contains numerous activities to ease the burden of poverty, and to provide families and individuals with essential services which afford them opportunities for improving their specific situations.

### **Develop Institutional Structure**

The City will continue to provide technical assistance and training to its non-profit housing and social service providers to develop and enhance the City's collective delivery systems.

### **Enhance Coordination**

During the coming year the City will continue to work with the non-profit public service and housing providers to enhance the "continuum of care" system to assist the homeless facilities within the overall context of the County's system.

**Foster Public Housing Improvements and Resident Initiatives**

The City's senior citizen housing is in good condition, and because all the residents are elderly the Housing Authority of the City of Miami Beach plans no major resident initiatives.

**Public Housing Comprehensive Grant Program**

The Miami Beach Housing Authority is an autonomous agency which does not have sufficient units to participate in the Comprehensive Grant program.

**Guidelines for Recapture of HOME Funds**

The City shall require each homebuyer assisted under the HOME Program to execute a deed restriction which is recorded in the public records. The deed restriction shall be recorded as a lien against the property to ensure that when the property is sold or transferred, the homebuyer shall return to the City the full HOME subsidy that enabled the homebuyer to buy the dwelling unit. If the net proceeds from such sale are less than the full amount of the HOME subsidy, the City shall recapture the entire balance of whatever net proceeds are available (after deducting the homeowner's downpayment and contribution toward closing costs) for use in other eligible HOME activities. This option will allow the homebuyer to capture market return and provides incentive for the homebuyer to utilize equity to make repairs and property improvements.

The occupancy of units will be monitored for the required affordability period based upon the amount of direct HOME subsidy provided to the homebuyer.

**Monitoring**

Monitoring of the various activities described in the One Year Action Plan is a continuous and ongoing process. To ensure that planning will continuously reflect the successes or lessons learned from previous activities, the City monitors the effectiveness of its programs and initiatives and prepares reports for submission to the U.S. HUD, as required by the program regulations.

The City enters into binding subrecipient contract agreements with organizations receiving federal funds. These agreements provide a basis for enforcing the Action Plan, the federal rules and regulations, and the time-frame to achieve the stated accomplishments. The agreements contain remedies in the event of a breach of the provisions by the subrecipient parties.

The overriding goal of monitoring is to ensure that services are provided as prescribed in the subrecipient contract, and to identify deficiencies and remedial actions. The emphasis is on prevention, detection and correction of problems. Toward this end, all monthly and quarterly reports submitted by the subrecipients are thoroughly examined to ensure compliance, and on-site technical assistance visits and monitoring visits are performed.

Communication is the key to a good working relationship with the subrecipient agencies. Monitoring is an ongoing process involving continuous sub-recipient communication and evaluation. The staff of the Community/Economic Development Department are experienced in subrecipient monitoring criteria and techniques.

**Minority and Women-Owned Business Outreach**

The City has instituted a number of procedures in an effort to ensure the inclusion, to the maximum extent feasible, of entities owned by minorities and women. The City Purchasing Department maintains a database of qualified contractors which includes a code to identify those with minority status. The Purchasing Department provides special assistance to enable minority vendors to be placed on the City's list of eligible vendors by guiding them through the application process and providing translation assistance as needed. The City accepts certifications of women/minority status from other municipalities. The Purchasing department requires all City departments, when making small purchases under \$1,000, to provide a list of three vendors, one of which must be a minority vendor. The Community/Economic Development Department provides the database compiled by the Purchasing Department to project owners and developers. In addition, the Housing section identifies and maintains an inventory of minority and women's business enterprises that have participated in federally-funded community development and housing programs operated by the City. This information is also provided to all entities receiving HOME funds.

## 76Proposed Activities - For ONE YEAR ACTION PLAN FY 1998/99

### COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS - \$2,756,000

(This list of activities also includes reprogrammed funds of \$200,000 and anticipated program income of \$684,000).

#### Public Services Category:

- \* ASPIRA of Florida, Inc. - **Leadership Development/Outreach Program - \$30,000** - To provide one-on-one counseling and hold club meetings/group activities for approximately 105 "educationally at-risk" youth for drop-out prevention, youth gang intervention, and leadership development at Miami Beach High School, Nautilus Middle School, and the South Beach Club at the South Shore Community Center.
- \* Barry University Academy for Better Communities - **Miami Beach Feeder Pattern (Biscayne, Nautilus Middle, Miami Beach Senior High) - \$15,000** - To provide group, individual, and family counseling to approximately 140 children and their families from Biscayne Elementary School, Nautilus Middle School and Miami Beach Senior High.
- \* Boys & Girls Clubs Of Miami, Inc. - **Juvenile Program - \$48,000** - To provide a no fee after-school program to approximately 350 youth ranging in ages from 5 to 15 at Fienberg/Fisher Elementary School and the Flamingo Park Teen Center.
- \* City of Miami Beach Parks, Recreation and Culture Department - **North Beach Youth Services - \$15,000** - To provide quality year round recreational programs after-school and throughout the summer to income-eligible Miami Beach resident children at the following parks: Tatum, North Shore, Fairway and Normandy Isle Parks. The total number of estimated registrants is 1,400 children.
- \* Community Council for the Jewish Elderly - **Miami Beach Senior Center/Working Together - \$30,000** - Adult day care to 21 unduplicated frail elderly clients, and housing relocation assistance to approximately 40 income-eligible senior adults over the age of 60.
- \* Food For Life Network - **Home Delivered Meals for People with HIV/AIDS - \$50,000** - To provide meals to approximately 60 income-eligible homebound AIDS patients in Miami Beach, delivered weekly to the clients' homes.
- \* Fienberg/Fisher Community Education Center - **Child Care and Vocational Scholarships - \$23,000** - This funding will provide approximately 300 income eligible Miami Beach residents with fee/tuition scholarships for vocational training, and will provide approximately 24 child-care scholarships for parents who are receiving vocational training.
- \* Jewish Vocational Services - **Senior Meals on Wheels Program- \$15,000** - To partially fund two drivers to deliver 17,640 meals per month to approximately 900 homebound elderly participants residing in eligible Community Development target areas.

- \* Little Havana Activities and Nutrition Centers (LHANC) - **Miami Beach Elderly Meals Program - \$61,500** - To provide hot meals to approximately 800 Miami Beach elderly clients at two congregate meal sites: 533 Collins Avenue and 8638 Harding Avenue.
- \* Little Havana Activities and Nutrition Centers (LHANC) - **Rainbow Intergenerational Day Care - Miami Beach - \$48,500** - To provide preschool day care for approximately 25 subsidized income-eligible Miami Beach children with fee waivers/scholarships. Miami Beach senior citizens will be trained to be day care workers.
- \* Miami Beach Community Development Corporation - **MBCDC - RAIN Emergency Assistance Program - \$30,000** - In partnership with RAIN Mothers of Fienberg-Fisher School, to provide emergency food, medical assistance, housing assistance and child care for 86 income-eligible families.
- \* Miami Beach Police Athletic League - **PAL Juvenile Center - \$25,000** - To purchase fitness equipment for the newly renovated portion of the facility. The facility primarily serves youth from the Flamingo Target Area which is 73% low/moderate income.
- \* Miami Beach Senior High School - **Operation Safety Net - \$9,500** - To provide temporary assistance to approximately 18 low and moderate income families whose children attend Miami Beach Senior High School. Provision of emergency vouchers for rent, utilities, or food.
- \* South Beach AIDS Project - **South Beach AIDS Project - \$15,000** – Provide up-to-date HIV/AIDS information about HIV prevention, use of services, medical treatment and re-entering the work force.
- \* South Shore Hospital and Medical Center - **Community AIDS Program/HIV Testing Program - \$15,000** - To provide free and anonymous HIV screening, pre- and post-test counseling to approximately 400-425 income eligible persons at South Shore Hospital.
- \* Stanley C. Myers Community Health Center - **Pharmacy Program - \$36,000** - To provide prescription medications for 3,670 income-eligible patients using the facility located at 710 Alton Road.
- \* Stanley C. Myers– **Children of the World School-Based Health - \$18,500** – Health care services to children at Fienberg-Fisher Elementary School.
- \* UNIDAD, Inc. - **Project Link - Information and Referral Service Program Miami Beach Hispanic Community Center - \$13,000** - To provide information and referral services, employment activities and bilingual assistance to approximately 2000 income-eligible Miami Beach residents at the Miami Beach Hispanic Community Center (MBHCC).

#### **Rehabilitation and Preservation:**

- \* City of Miami Beach (CMB) - **Miami Beach Multi-family Housing Rehabilitation Program - \$106,000** - To provide decent, safe and sanitary housing through matching grants or other financial inducements to rehabilitate multi-unit buildings, upgrade the existing housing stock,

and provide affordable housing opportunities. This program also receives \$300,000 from the City's HOME allocation.

- \* **MBCDC - Preservation and Rehabilitation - \$220,000** - Grants for facade improvements and the rehabilitation of property owned by businesses and non-profit organizations, including particularly the Seymour Hotel to provide community center, and first floor commercial.
- \* **North Beach Development Corporation (NBDC) - NBDC - North Beach Facade Renovation Program - \$124,548** - To provide direct grants to commercial property owners and businesses for eligible facade improvements, exterior renovations, and the correction of interior code violations in the northern CD Target Areas.
- \* **UNIDAD - Miami Beach Hispanic Community Center/Coral Rock House Rehabilitation - \$110,402** - To complete the final phase of renovation of the coral rock facility located at 1701 Normandy Drive for use as the Hispanic Community Center which will provide social services to income - eligible residents.

**Acquisition /Disposition:**

- \* **MBCDC - Home Ownership Program - Acquisition - \$80,000** - To provide home ownership opportunities to approximately 21 eligible first-time homebuyers in Miami Beach. In addition, MBCDC will retain another \$100,000 in program income for this previously-funded activity.
- \* **MBCDC - Home Ownership Program - Disposition - \$80,000** - To provide homeowner-ship opportunities to approximately 21 eligible first-time homebuyers in Miami Beach. In addition, MBCDC will retain another \$100,000 in program income for this previously-funded activity.
- \* **MBCDC - Multi-family Housing Program - \$125,000** - To provide operational funds to enable MBCDC to continue its rehabilitation and property management activities.
- \* **MBCDC - Home Ownership Program - Housing Counseling - \$40,000** - To provide housing counseling to a minimum of 40 participants in the HOME-funded homebuyer program.

**Public Facilities and Improvements:**

- \* **MBCDC - South Beach Residential Neighborhood - Public Space Improvements - \$285,000** - To provide street and public space improvements in the low and moderate income areas of South Beach. Project will include: landscaping, traffic and pedestrian improvement, bicycle pathways, and sidewalks, public spaces, and Flamingo Park improvements.
- \* **NBDC - North Beach Streetscape - \$200,000** - To work with the CMB Public Works Department to prioritize needed street improvements, initiate and develop plans, and pay the costs of the first project.
- \* **CMB - Fire Department - Fire Station #4 Rehabilitation - \$221,200** - To provide facility renovations, asbestos abatement, and handicapped accessibility.

**Economic Development Activities:**

- \* Douglas Gardens Community Mental Health Center - **Mayfair Cafe - \$40,000** – Start-up costs for a tenant-operated café that will provide training jobs for formerly homeless and disabled persons and provide meals to tenants of housing on site.

**Special Activities by Sub-Recipients:**

- \* Log Cabin Enterprises, Inc. - **Log Cabin Plant Nursery - \$87,850** - To provide funding for a nursery business program that creates and/or retains jobs for approximately 51 developmentally disabled adults at a facility located at 8128 Collins Avenue. In addition, this activity will retain approximately \$130,000 in anticipated program income.
- \* South Florida Arts Center, Inc. - **Operations and Management - \$150,000** - To provide affordable subsidized studio, teaching and showroom space to 100 income-eligible artists, at 924 Lincoln Road. In addition, this activity will retain approximately \$350,000 in anticipated program income.

**Planning/Administration:**

- \* **CMB - CDBG Administration - \$592,000** - To continue to provide the necessary funding to manage, oversee, coordinate, monitor, audit and evaluate the CDBG program and sub-recipients in accordance with federal regulations. Funding includes activities to ensure compliance with federal fair housing/EEO requirements, environmental review, fiscal management, citizen participation, public information, and planning and management activities. This line item includes a \$7,500 set-aside for HOPE, Inc. for a Fair Housing Education Program (to be supplemented with an equal amount of HOME Program funds).

**EMERGENCY SHELTER GRANT PROGRAM FUNDS - \$108,000:**

- \* Better Way of Miami, Inc. - **Emergency Shelter and Intervention Services for Miami Beach Clients - \$35,000** - To provide transitional housing (shelter beds), nutritional services, transportation, clothing assistance, self-managed domestic and personal services for approximately 80 adult homeless men with alcohol/substance abuse addiction at the Better Way facility located at 800 NW 28th Street.
- \* Douglas Gardens Community Mental Health Center – **Outreach and Emergency Placement Services - \$55,600** - To provide mobile outreach services (intake assessment & referral) to at least 130 people in a three month period and place at least 25 homeless persons into housing (as available).
- \* Miami Beach Community Development Corporation - **MBCDC - RAIN Emergency Food/Medical/Housing/Child Care - \$12,000** - To provide emergency housing assistance to Miami Beach families facing eviction.
- \* CMB Community and Economic Development Department - **ESG Program Administration - \$5,400** - To administer and monitor the City's ESG Program contract with its sub-recipients agencies.



**HOME INVESTMENT PARTNERSHIPS PROGRAM - \$1,361,000:**

- \* **CMB - HOME Program Administration - \$136,100** – For management, oversight, coordination, monitoring, evaluation, staff and overhead, public information, fair housing education activities, indirect costs and planning activities. This line item includes \$7,500 set-aside for Housing Opportunities Project for Excellence, Inc. (H.O.P.E., Inc.) for a Fair Housing Education Program which is matched by an equal amount of CDBG funds.
- \* **CHDO Project Set-Aside – MBCDC - \$600,000** – Acquisition and/or rehabilitation, multi-unit residential. To provide rental and/or home ownership opportunity.
- \* **CHDO Expenses (5%) – MBCDC - \$68,050** – Funds to pay salaries, wages, and other employee compensation and benefits, rent, utilities, employee education, travel, training, communication costs, taxes, insurance, equipment, materials, and supplies.
- \* **City of Miami Beach, Community/Economic Development Department - Multi-family Housing Rehab Program - \$300,000** – To provide decent, safe and sanitary housing through matching grants or other financial inducements necessary to rehabilitate multi-unit residential buildings and upgrade the existing housing stock. Note: This activity is also funded with \$160,000 of CDBG funds.
- \* **HOME Projects - \$256,850** – To provide funding for rehabilitation initiatives to upgrade the housing stock in the City of Miami Beach. May also include acquisition.

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**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0001	MBCDC Homeownership Program - Acquisition	01 Acquisition of Real Property	CDBG \$ 180,000
	Housing	570.201(a)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		21 Households (General)	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 180,000
			Total Prior Funding \$ 0

Help the Homeless?

No

Start Date: 10/01/98

Help those with HIV or AIDS?

No

Completion Date: 09/30/99

Eligibility:

570.208(a)(3) - Low / Mod Housing

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0002	MBCDC Home Ownership Program - Disposition	02 Disposition	CDBG \$ 180,000
	Housing	570.201(b)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 180,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(3) - Low / Mod Housing

Subrecipient: Subrecipient Private 570.500(c)

Location(s): Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0003	CMB Fire Department - Fire Station #4 Rehabilitation	03 Public Facilities and Improvements (General)	CDBG \$ 221,200
	Public Facilities		ESG \$ 0
			HOME \$ 0
		570.201(c)	HOPWA \$ 0
	City of Miami Beach - Rehabilitation of Fire Station #4 which was originally constructed in 1937. To provide a new roof, architectural revision, structural repair, asbestos abatement, facilities for women, interior refurbishment, replacement of kitchen facilities, hurricane protection, and handicapped accessibility. L/M 57%	1 Public Facilities	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 221,200
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(1) - Low / Mod Area

Subrecipient: Local Government

Location(s): CT & BG's

CT: 003901 BG: 4 County: 12025

CT: 003902 BG: 0 County: 12025

CT: 003905 BG: 0 County: 12025

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0004	HCC - Coral Rock House Rehabilitation	03 Public Facilities and Improvements (General)	CDBG \$ 110,402
	Public Facilities		ESG \$ 0
		570.201(c)	HOME \$ 0
			HOPWA \$ 0
	UNIDAD of Miami Beach, Inc. - To fund the final phase of the renovation of the Coral Rock House for use as the Miami Beach Hispanic Community Center (HCC) to provide social services to income-eligible residents.	1 Public Facilities	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 110,402
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1701 Normandy Drive, Miami Beach, FL 33141

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0005	MBCDC - So. Beach Residential N'Hood Public Improvements	03 Public Facilities and Improvements (General)	CDBG \$ 285,000
	Public Facilities		ESG \$ 0
		570.201(c)	HOME \$ 0
			HOPWA \$ 0
		1 Organizations	ASSISTED HOUSING \$ 0
	Miami Beach Community Development Corporation - Street and public space improvements in low and moderate income areas of South Beach. Includes shade trees, traffic and pedestrian improvement, bicycle pathways, historical design review, sidewalks, public spaces and Flamingo Park improvements. Includes associated service delivery costs. Locations include Drexel Avenue and Espanola Way, the 1500 and 1600 blocks of Jefferson Avenue, and the 700 block of 3rd Street. L/M 76%		PHA \$ 0
			TOTAL \$ 285,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): CT & BG's

CT: 004200 BG: 2 County: 12025  
 CT: 004200 BG: 3 County: 12025  
 CT: 004200 BG: 6 County: 12025  
 CT: 004300 BG: 4 County: 12025

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0006	NBDC - North Beach Streetscape	03 Public Facilities and Improvements (General)	CDBG \$ 200,000
	Public Facilities	570.201(c)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 200,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): CT & BG's

CT: 003901 BG: 4 County: 12025  
 CT: 003902 BG: 0 County: 12025  
 CT: 003905 BG: 0 County: 12025

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0007	Academy for Better Communities - School Feeder	05D Youth Services	CDBG \$ 15,000
	Youth Programs	570.201(e)	ESG \$ 0
		140 Youth	HOME \$ 0
	Barry University School of Social Works/Academy for Better Communities - To provide social services and group, individual and family counseling to 140 children and their families from Biscayne Elementary, Nautilus Middle School, and Miami Beach Senior High.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 15,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): N/A



**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0008	ASPIRA of Florida/Youth Leadership Development and Outreach	05D Youth Services	CDBG \$ 30,000
			ESG \$ 0
		570.201(e)	HOME \$ 0
	Youth Programs	105 Youth	HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 30,000
	ASPIRA of Florida, Inc. - To provide club meetings and one-on-one counseling to educationally at-risk youth for drop-out prevention, and leadership development at Miami Beach High School, Nautilus Middle School, and the South Beach Club at the South Shore Community Center.		Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0009	Boys and Girls Club Juvenile Program	05D Youth Services	CDBG \$ 48,000
	Youth Programs	570.201(e)	ESG \$ 0
		350 Youth	HOME \$ 0
	Boys and Girls Club of Miami - To provide a no-fee after school program at Fienberg-Fisher Elementary School and the Flamingo Park Teen Center.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 48,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0010	CCJE - Miami Beach Senior Center - Working Together	05A Senior Services	CDBG \$ 30,000
	Senior Programs	570.201(e)	ESG \$ 0
		61 Elderly	HOME \$ 0
	Community Council for Jewish Elderly - Adult day care to 21 unduplicated frail elderly clients; and housing relocation assistance to 40 income-eligible senior adults.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 30,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0011	Fienberg/Fisher Child Care & Fee Waivers	05 Public Services (General)	CDBG \$ 23,000
	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
		324 People (General)	HOPWA \$ 0
	Fienberg/Fisher Adult and Vocational Center - This funding will provide 300 income-eligible Miami Beach residents with fee/tuition scholarships for vocational (job) training, and will provide 24 child care scholarships for parents who are receiving vocational training.		ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 23,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0012	Food for Life Network	05 Public Services (General)	CDBG \$ 50,000
	Homeless & HIV/AIDS	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Cure AIDS Now, Inc. d/b/a Food for Life Network - To provide meals to income-eligible, homebound HIV+ or AIDS patients in Miami Beach. Meals are delivered weekly to clients' homes.	60 Persons with HIV/AIDS	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 50,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? Yes Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0013	HCC Bilingual Information & Referral Service	05 Public Services (General)	CDBG \$ 13,000
	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	UNIDAD of Miami Beach, Inc. - "Project Link" - To provide case management, information and referral services, and bilingual assistance to income-eligible persons at the Miami Beach Hispanic Community Center (HCC).	2000 People (General)	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 13,000
			Total Prior Funding \$ 0

Help the Homeless?

No

Start Date: 10/01/98

Help those with HIV or AIDS?

No

Completion Date: 09/30/99

Eligibility:

570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0014	JVS Senior Meals on Wheels	05A Senior Services	CDBG \$ 15,000
	Senior Programs	570.201(e)	ESG \$ 0
		900 Elderly	HOME \$ 0
	Jewish Vocational Services - To partially fund two drivers to deliver approximately 17,640 hot meals each month to homebound elderly participants residing in eligible Community Development target areas.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 15,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): N/A

# U.S. Department of Housing & Urban Development

## CPD Consolidated Plan

### Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0009	LHAC/Miami Beach Elderly Meals Program	05A Senior Services	CDBG \$ 61,500
	Senior Programs	570.201(e)	ESG \$ 0
	Little Havana Activities and Nutrition Centers - To provide hot meals to Miami Beach elderly clients at two congregate meal sites.	680 Elderly	HOME \$ 0
			HOPWA \$ 0
		TOTAL	\$ 61,500
		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Public 570.500(c)

Location(s): N/A



**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0016	LHANC/Rainbow Intergenerational Day Care	05L Child Care Services	CDBG \$ 48,500
	Public Services	570.201(e)	ESG \$ 0
		25 People (General)	HOME \$ 0
	Little Havana Activities and Nutritional Center - To provide affordable preschool day care for income-eligible Miami Beach children. Miami Beach senior citizens will be trained to be day care workers.		HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 48,500
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Private 570.500(c)

Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0017	MBCDC - RAIN Emergency Assistance Program	05 Public Services (General)	CDBG \$ 30,000
	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		86 Households (General)	ASSISTED HOUSING \$ 0
	Miami Beach Community Development Corporation - In partnership with the RAIN Mothers of Fienberg-Fisher School, to provide emergency food, medical, housing assistance, and child care.		PHA \$ 0
			TOTAL \$ 30,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0018	Miami Beach High School - Operation Safety Net	05 Public Services (General)	CDBG \$ 9,500
	Public Services	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	Miami Beach High School - Temporary financial assistance to low and moderate income families whose children attend Miami Beach High School. Provision of vouchers for rent, utilities, or food.	18 Households (General)	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 9,500
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: Subrecipient Public 570.500(c)

Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0019	PAL Juvenile Resource Center	05D Youth Services	CDBG \$ 25,000
	Youth Programs	570.201(e)	ESG \$ 0
		650 Youth	HOME \$ 0
			HOPWA \$ 0
	Miami Beach Police Athletic League - To purchase fitness equipment for the newly renovated portion of the facility. The facility primarily serves youth from the Flamingo Target Area which is 73% low/moderate income.		ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 25,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

999 11th Street, Miami Beach, Fl

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0020	SOBAP - South Beach AIDS Resource Project	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG \$ 15,000
	Homeless & HIV/AIDS	570.201(e)	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
	South Beach AIDS Resource Project - Provide up-to-date HIV/AIDS information about HIV prevention, use of services, medical treatment and re-entering the work force.	1200 Persons with HIV/AIDS	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 15,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? Yes Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0021	Stanley C. Myers - Children of the World School Based Health	05M Health Services	CDBG \$ 18,500
			ESG \$ 0
		570.201(e)	HOME \$ 0
	Public Services	696 Youth	HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
	Stanley C. Myers Community Health Center - Health care services to children at Fienberg-Fisher Elementary School.		TOTAL \$ 18,500
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0014	Stanley C. Myers - Pharmacy Program	05M Health Services	CDBG \$ 36,000
	Public Services	570.201(e)	ESG \$ 0
		3670 People (General)	HOME \$ 0
	Stanley C. Myers Community Health Center To provide prescription medications for income-eligible Miami Beach residents/patients.		HOPWA \$ 0
		TOTAL	\$ 36,000
		Total Other Funding	\$ 0

Help the Homeless? Yes Start Date: 10/01/98  
 Help those with HIV or AIDS? Yes Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Public 570.500(c)  
 Location(s): N/A

# U.S. Department of Housing & Urban Development

## CPD Consolidated Plan

### Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0018	CMB - Multi-Family Housing Rehabilitation Program	14B Rehab; Multi-Unit Residential	CDBG \$ 106,000
	Housing	570.202	ESG \$ 0
		30 Housing Units	HOME \$ 300,000
	City of Miami Beach - To provide matching grant funding for rehabilitation projects to upgrade the housing stock in the City of Miami Beach.		HOPWA \$ 0
			TOTAL \$ 406,000
			Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(3) - Low / Mod Housing  
 Subrecipient: Local Government  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0024	MB CDC - Multi-family Housing Program	14B Rehab; Multi-Unit Residential	CDBG \$ 125,000
	Housing	570.202	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
		62 Households (General)	ASSISTED HOUSING \$ 0
	Miami Beach Community Development Corporation (MBCDC) - To provide operational funds to enable MBCDC to continue its rehabilitation and property management activities.		PHA \$ 0
			TOTAL \$ 125,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(3) - Low / Mod Housing

Subrecipient: Subrecipient Public 570.500(c)

Location(s): Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0025	MBCDC Preservation and Rehabilitation  Housing	14E Rehab; Publicly or Privately- Owned Commercial/Industrial  570.202	CDBG \$ 220,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 220,000
	Miami Beach Community Development Corporation - Facade improvements and rehabilitation of property owned by private businesses and non-profit organizations, including particularly the Hotel Seymour to provide community center, and first floor commercial.	3 Organizations	Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

South of Dade Boulevard and 23rd Street, Miami Beach, Fl

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0026	NBDC - North Beach Commercial Facade Improvements	14E Rehab; Publicly or Privately- Owned Commercial/Industrial	CDBG \$ 124,548
	Other		ESG \$ 0
		570.202	HOME \$ 0
			HOPWA \$ 0
	North Beach Development Corporation (NBDC) - A matching grant program for commercial property owners and businesses to do commercial facade improvements, exterior renovations, and the correction of interior code violations in the northern community target areas.	10 Businesses	ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 124,548
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): CT & BG's

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0027	Douglas Gardens CMHC - Mayfair Cafe	18A ED Direct Financial Assistance to For-Profits	CDBG \$ 40,000
	Economic Development		ESG \$ 0
		570.203(b)	HOME \$ 0
	Douglas Gardens Community Mental Health Center - Start-up costs for a tenant-operated cafe at the Mayfair Hotel that will provide training jobs for persons who are formerly homeless and disabled, and provide meals to tenants of housing on site.	3 Jobs	HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 40,000
			Total Prior Funding \$ 0

Help the Homeless? Yes Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

1960 Park Avenue, Miami Beach, FI

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0028	Art Center - Operations & Management	18C Micro-Enterprise Assistance	CDBG \$ 500,000
	Economic Development	570.201(o)	ESG \$ 0
		100 Jobs	HOME \$ 0
			HOPWA \$ 0
	South Florida Art Center, Inc. - To provide affordable subsidized studio, teaching and showroom space to approximately 100 artists on Lincoln Road. The allocation includes an estimated \$350,000 in program income. This is a Section 204 CBDO activity under 570.204(a)(2).		ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 500,000
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele

Subrecipient: CBD0 - 570.204

Location(s): Addresses

924 Lincoln Road, Miami Beach, FI

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0029	Log Cabin Nursery	18C Micro-Enterprise Assistance	CDBG \$ 217,850
	Economic Development	570.201(o)	ESG \$ 0
		51 Jobs	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 217,850
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(4) - Low / Mod Jobs  
 Subrecipient: CBD0 - 570.204  
 Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0030	CDBG Administration	21A General Program Administration	CDBG \$ 592,000
	Planning and Administration	570.206	ESG \$ 0
			HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 592,000
			Total Prior Funding \$ 0
	City of Miami Beach - Economic/Community Development Division - To continue to manage, oversee, coordinate, implement, monitor, audit and evaluate the CDBG program and subrecipients in accordance with federal regulations. Funding includes activities to ensure compliance with federal fair housing/EEO requirements, environmental review, fiscal management, citizen participation, public information, and planning and management activities. This line item includes \$7,500 for HOPE, Inc. for a Fair Housing Education Program (costs to be shared with HOME program administration funds).		
Help the Homeless?	No	Start Date: 10/01/98	
Help those with HIV or AIDS?	No	Completion Date: 09/30/99	
Eligibility:			
Subrecipient:			
Location(s):	N/A		

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0031	Better Way of Miami - Emergency Shelter and Intervention	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG ESG \$ 35,000
	Homeless & HIV/AIDS	570.201(e)	HOME HOPWA \$ 0 \$ 0
	Better Way of Miami - To provide transitional housing (shelter), nutritional services, transportation, clothing assistance, self-managed domestic and personal services at the Better Way of Miami facility for homeless men with alcohol or substance abuse addiction.	54 Persons who are Homeless	ASSISTED HOUSING PHA \$ 0 TOTAL \$ 35,000
			Total Prior Funding \$ 0

Help the Homeless? Yes Start Date: 10/01/98  
 Help those with HIV or AIDS? Yes Completion Date: 09/30/99

Eligibility:  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

800 NW 28th Street, Miami, FI



**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0032	Douglas Gardens Outreach & Emergency Placement Services	03T Operating Costs of Homeless/AIDS Patients Programs	CDBG ESG \$ 55,600
	Homeless & HIV/AIDS	570.201(e)	HOME \$ 0
	Douglas Gardens Community Mental Health Center - To provide mobile outreach services, assessment and referral, and emergency placement services for homeless persons living in Miami Beach.	150 Persons who are Homeless	HOPWA \$ 0
			ASSISTED HOUSING PHA \$ 0
			TOTAL \$ 55,600
			Total Prior Funding \$ 0

Help the Homeless? Yes Start Date: 10/01/98

Help those with HIV or AIDS? Yes Completion Date: 09/30/99

Eligibility:

Subrecipient:

Location(s):

Subrecipient Private 570.500(c)

Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0033	MBCDC & RAIN - Emergency Assistance Program	03C Homeless Facilities (not operating costs)	CDBG \$ 0
	Public Services		ESG \$ 12,000
		570.201(c)	HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
	Miami Beach Community Development Corporation & R.A.I.N. Mothers of Fienberg-Fisher School - To provide emergency housing assistance to Miami Beach families facing eviction.	18 Persons at Risk of Homelessness	PHA \$ 0
			TOTAL \$ 12,000
			Total Prior Funding \$ 0

Help the Homeless?

No

Start Date: 10/01/98

Help those with HIV or AIDS?

No

Completion Date: 09/30/99

Eligibility:

Subrecipient:

Subrecipient Private 570.500(c)

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0034	ESG Program - Administration	21A General Program Administration	CDBG \$ 0
	Planning and Administration	570.206	ESG \$ 5,400
			HOME \$ 0
			HOPWA \$ 0
			ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 5,400
			Total Prior Funding \$ 0

City of Miami Beach - Community Economic Development Division - To administer and monitor the City's ESG contracts with three subrecipient agencies: Better Way of Miami, Inc., MBCDC/RAIN Mothers, and Douglas Gardens Community Health Center.

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility:  
 Subrecipient: Local Government  
 Location(s): N/A

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0035	MBCDC - Homeownership Program - Housing Counseling	19A HOME Admin/Planning Costs of P&DBG (not part of 5% Admin cap)	\$ 40,000
	Housing	ESG	\$ 0
		HOME	\$ 0
		HOPWA	\$ 0
		ASSISTED HOUSING	\$ 0
		PHA	\$ 0
		TOTAL	\$ 40,000
	Miami Beach Community Dev't Corporation (MBCDC) - To provide housing counseling to a minimum of 40 participants in the HOME-funded Homebuyer Program.	570.201(k) 40 Households (General)	
		Total Prior Funding	\$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(3) - Low / Mod Housing  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0036	HOME - CHDO Project Set-Aside - Rental Housing	14B Rehab; Multi-Unit Residential	CDBG \$ 0
	Housing	570.202	ESG \$ 0
			HOME \$ 600,000
			HOPWA \$ 0
		17 Housing Units	ASSISTED HOUSING \$ 0
	Miami Beach Community Development Corporation - To provide rental and/or homeownership opportunities. This project qualifies under Multi-Unit Residential Rehab and Acquisition for Rehab.		PHA \$ 0
			TOTAL \$ 600,000
			Total Prior Funding \$ 0

Help the Homeless?

No

Start Date: 10/01/98

Help those with HIV or AIDS?

No

Completion Date: 09/30/99

Eligibility:

Subrecipient:

CHDO - 92.2

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0037	HOME - CHDO Operating Expenses	211 HOME CHDO Operating Expenses (subject to 5% cap)	CDBG \$ 0 ESG \$ 0
	Housing		HOME \$ 68,050 HOPWA \$ 0
	Community Housing Development Organization (CHDO) - Miami Beach Community Development Corporation. Funds to pay for salaries and other employee expenses, rent and utilities, and other operating expenses for implementing the selected HOME Program activities.	72 Housing Units	ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 68,050
			Total Prior Funding \$ 0

Help the Homeless?

No

Start Date: 10/01/98

Help those with HIV or AIDS?

No

Completion Date: 09/30/99

Eligibility:

Subrecipient:

CHDO - 92.2

Location(s):

Community Wide

**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0038	HOME Projects - Multifamily Housing Rehabilitation Program	14B Rehab; Multi-Unit Residential	CDBG \$ 0
		570.202	ESG \$ 0
	Housing		HOME \$ 256,850
		7 Housing Units	HOPWA \$ 0
	To provide funding for rehabilitation initiatives to upgrade the housing stock in the City of Miami Beach. May also include acquisition. May be operated through a subrecipient.		ASSISTED HOUSING \$ 0
			PHA \$ 0
			TOTAL \$ 256,850
			Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98

Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility:

Subrecipient: Local Government

Location(s): Community Wide

# U.S. Department of Housing & Urban Development

## CPD Consolidated Plan

### Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0039	HOME Program Administration	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	CDBG \$ 0 ESG \$ 0 HOME \$ 136,100 HOPWA \$ 0 ASSISTED HOUSING \$ 0 PHA \$ 0 TOTAL \$ 136,100
	City of Miami Beach - Community/Economic Development Division - For management, oversight, coordination, monitoring, evaluation, staff and overhead, public information, indirect costs, fair housing education activities, and planning activities. Also includes \$7,500 for HOPE, Inc. for a Fair-Housing Education Program (costs to be shared with CDBG program administration funds).		Total Prior Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility:  
 Subrecipient: Local Government  
 Location(s): Community Wide



**U.S. Department of Housing & Urban Development**  
**CPD Consolidated Plan**  
**Listing of Proposed Projects**

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0044	CMB North Beach Youth Services	05D Youth Services	CDBG \$ 15,000
	Youth Programs	570.201(e)	ESG \$ 0
		1400 Youth	HOME \$ 0
	City of Miami Beach Parks, Recreation and Culture Department - To provide quality year round recreational programs after-school and throughout the summer to income-eligible Miami Beach resident children at the following parks: Tatum, North Shore, Fairway and Normandy Isle Parks. The total number of estimated registrants is 1,400 children.		HOPWA \$ 0
		TOTAL	\$ 15,000
		Total Other Funding	\$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? No Completion Date: 09/30/99

Eligibility: 570.208(a)(1) - Low / Mod Area  
 Subrecipient: Local Government  
 Location(s): Addresses

200 Fairway Drive, Miami Beach, FL 33141  
 1767 - 71st Street, Miami Beach, FL 33141  
 501 - 72nd Street, Miami Beach, FL 33141  
 8050 Byron Avenue, Miami Beach, FL 33141

# U.S. Department of Housing & Urban Development

## CPD Consolidated Plan

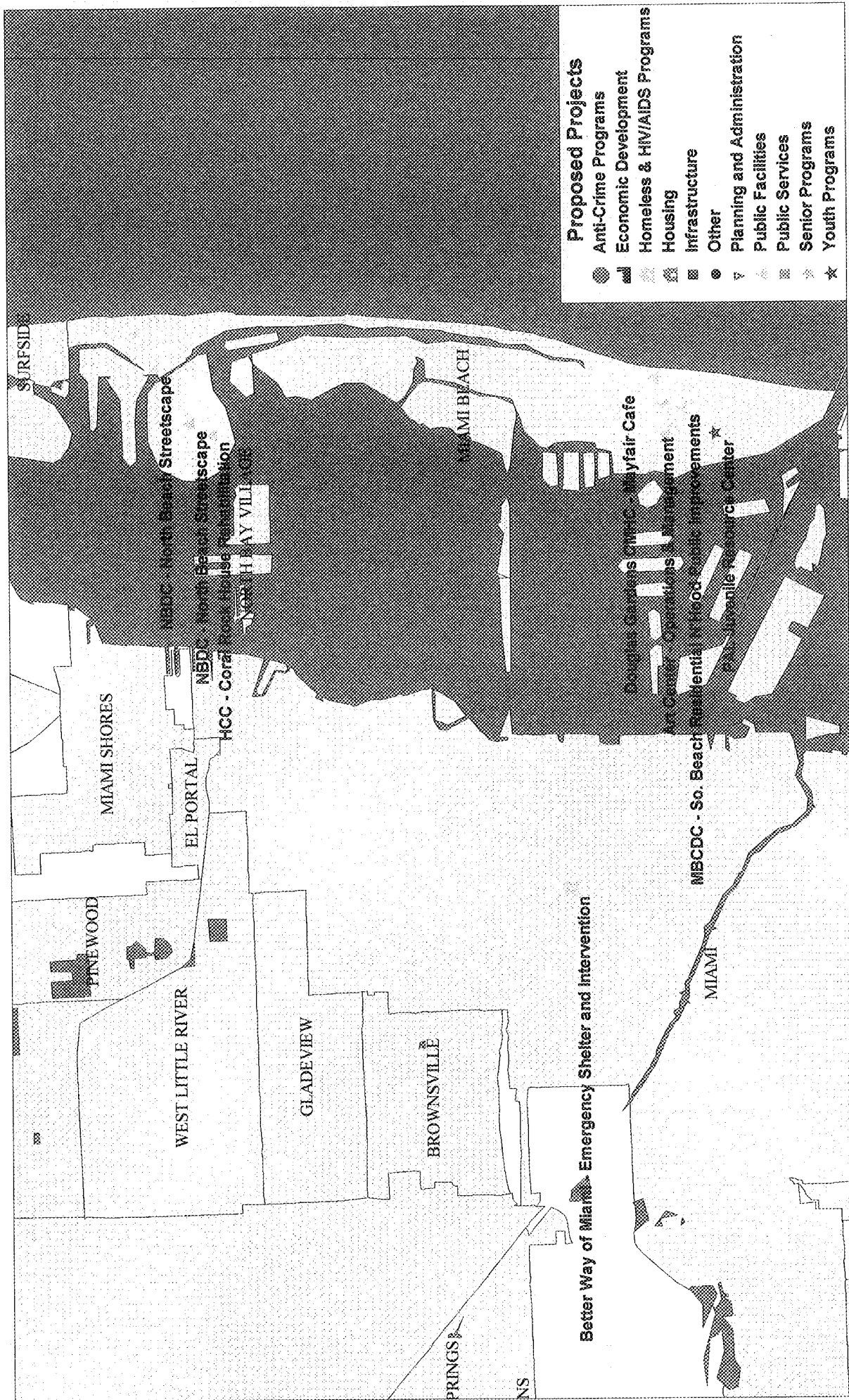
### Listing of Proposed Projects

Project ID/ Local ID	Project Title/Priority/ Objective/Description	HUD Matrix Code/Title/ Citation/Accomplishments	Funding Sources
0045	South Shore Hosp. - Community AIDS Program/HIV Testing05M Prog.	Health Services	CDBG \$ 15,000 ESG \$ 0 HOME \$ 0 HOPWA \$ 0
	Public Services	570.201(e) 425 People (General)	
	South Shore Hospital and Medical Center - To provide free and anonymous HIV screening, pre- and post-test counseling to approximately 400-425 income eligible persons at South Shore Hospital.		TOTAL \$ 15,000 Total Other Funding \$ 0

Help the Homeless? No Start Date: 10/01/98  
 Help those with HIV or AIDS? Yes Completion Date: 09/30/99

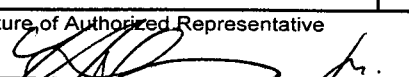
Eligibility: 570.208(a)(2) - Low / Mod Limited Clientele  
 Subrecipient: Subrecipient Private 570.500(c)  
 Location(s): Addresses

630 Alton Road, Miami Beach, FL 33139

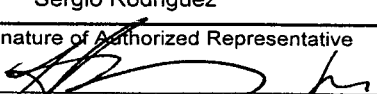


Better Way of Miami - Emergency Shelter and Intervention

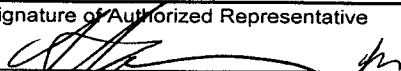
# Application for Federal Assistance

		2. Date Submitted 08/16/98		Applicant Identifier B-98-MC-12-0014	
1. Type of Submission:  Application: Non - Construction Preapplication:		3. Date Received by State		State Application Identifier	
		4. Date Received by Federal Agency		Federal Identifier	
5. Applicant Information					
Legal Name City of Miami Beach			Organizational Unit Community/Economic Development Department		
Address 1700 Convention Center Drive Miami Beach, FL 33139  Miami-Dade			Contact Joanna Revelo, CDBG Proj. Coordinator (305) 673-7260		
6. Employer Identification Number (EIN): 59-600037			7. Type of Applicant:  Municipal		
8. Type of Application: Type: Continuation					
			9. Name of Federal Agency: U.S. Dept. of Housing & Urban Development		
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14218 Assistance Title: Community Development Block Grant			11. Descriptive Title of Applicant's Project: One-Year Plan FY 1998/99 for Federal Funds: CDBG Program Component.		
12. Areas Affected by Project: City of Miami Beach, Miami-Dade County, Florida					
13. Proposed Project:		14. Congressional Districts of:			
Start Date 10/01/98	Start Date 09/30/99	a. Applicant 18, 22		b. Project 18, 22	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?  Review Status: Program not covered			
a. Federal	\$2,756,000				
b. Applicant	\$0				
c. State	\$0				
d. Local	\$0				
e. Other	\$0				
f. Program Income	\$684,000				
g. Total	\$ 3,440,000	17. Is the Applicant Delinquent on Any Federal Debt?  No			
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.					
a. Typed Name of Authorized Representative Sergio Rodriguez		b. Title City Manager		c. Telephone Number (305) 673-7010	
d. Signature of Authorized Representative 				e. Date Signed 8.7.98	

# Application for Federal Assistance

		2. Date Submitted 08/16/98		Applicant Identifier S-98-MC-12-0007	
1. Type of Submission:  Application: Non - Construction Preapplication: Non - Construction		3. Date Received by State		State Application Identifier	
		4. Date Received by Federal Agency		Federal Identifier	
5. Applicant Information					
Legal Name City of Miami Beach			Organizational Unit Community/Economic Development Department		
Address 1700 Convention Center Drive Miami Beach, FL 33139  Miami-Dade			Contact Joanna Revelo, CDBG Proj. Coordinator (305) 673-7260		
6. Employer Identification Number (EIN): 59-600037			7. Type of Applicant:  Municipal		
8. Type of Application: Type: Continuation					
			9. Name of Federal Agency: U.S. Dept. of Housing & Urban Development		
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14218 Assistance Title: Community Development Block Grant			11. Descriptive Title of Applicant's Project: One-Year Plan FY 1998/99 for Federal Funds: ESG Program Component.		
12. Areas Affected by Project: City of Miami Beach, Miami-Dade County, Florida					
13. Proposed Project:		14. Congressional Districts of:			
Start Date 10/01/98	Start Date 09/30/99	a. Applicant 18, 22		b. Project 18, 22	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?			
a. Federal \$108,000		Review Status: Program not covered			
b. Applicant \$0					
c. State \$0		17. Is the Applicant Delinquent on Any Federal Debt?  No			
d. Local \$0					
e. Other \$0					
f. Program Income \$0					
g. Total \$ 108,000					
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.					
a. Typed Name of Authorized Representative Sergio Rodriguez		b. Title City Manager		c. Telephone Number (305) 673-7010	
d. Signature of Authorized Representative 				e. Date Signed 8.7.98	

# Application for Federal Assistance

		2. Date Submitted 08/16/98		Applicant Identifier M-98-MC-12-0012	
1. Type of Submission:  Application: Non - Construction Preapplication: Non - Construction		3. Date Received by State		State Application Identifier	
		4. Date Received by Federal Agency		Federal Identifier	
5. Applicant Information					
Legal Name City of Miami Beach			Organizational Unit Community/Economic Development Department		
Address 1700 Convention Center Drive Miami Beach, FL 33139  Miami-Dade			Contact Miguell Del Campillo, Housing Coord. (305) 673-7260		
6. Employer Identification Number (EIN): 59-6000372			7. Type of Applicant:  Municipal		
8. Type of Application: Type: Continuation					
9. Name of Federal Agency: U.S. Dept. of Housing & Urban Development					
10. Catalog of Federal Domestic Assistance Number: Catalog Number: 14218 Assistance Title: Community Development Block Grant			11. Descriptive Title of Applicant's Project: One-Year Plan FY 1998/99 for Federal Funds: HOME Program Component: Rental and Homeownership Housing Opportunities.		
12. Areas Affected by Project: City of Miami Beach, Miami-Dade County, Florida					
13. Proposed Project:		14. Congressional Districts of:			
Start Date 10/01/98	Start Date 09/30/99	a. Applicant 18, 22		b. Project 18, 22	
15. Estimated Funding:		16. Is Application Subject to Review by State Executive Order 12372 Process?  Review Status: Program not covered			
a. Federal	\$1,361,000				
b. Applicant	\$0				
c. State	\$0				
d. Local	\$0				
e. Other	\$0				
f. Program Income	\$0				
g. Total	\$ 1,361,000	17. Is the Applicant Delinquent on Any Federal Debt?  No			
18. To the best of my knowledge and belief, all data in this application/preapplication are true and correct, the document has been duly authorized by the governing body of the applicant and the applicant will comply with the attached assurances if the assistance is awarded.					
a. Typed Name of Authorized Representative Sergio Rodriguez		b. Title City Manager		c. Telephone Number (305) 673-7010	
d. Signature of Authorized Representative 				e. Date Signed 8/17/98	

## CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Drug Free Workplace** -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
  - (a) The dangers of drug abuse in the workplace;
  - (b) The grantee's policy of maintaining a drug-free workplace;
  - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
  - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
  - (a) Abide by the terms of the statement; and
  - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected

grant;

6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
  - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or
  - (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

  
\_\_\_\_\_  
Signature/Authorized Official

8/7/98  
\_\_\_\_\_  
Date

**SERGIO RODRIGUEZ, CITY MANAGER**  
Name/Title



## Specific CDBG Certifications

The Entitlement Community certifies that:

**Citizen Participation** -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

**Community Development Plan** -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

**Following a Plan** -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

**Use of Funds** -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available);
2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s) 1998/99 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

**Excessive Force** -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

**Compliance With Anti-discrimination laws** -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

**Lead-Based Paint** -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

**Compliance with Laws** -- It will comply with applicable laws.

  
\_\_\_\_\_  
Signature/Authorized Official

8/7/98  
\_\_\_\_\_  
Date

**SERGIO RODRIGUEZ, CITY MANAGER**

Name /Title

### Specific HOME Certifications

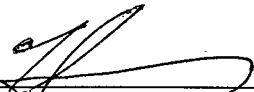
The HOME participating jurisdiction certifies that:

**Tenant Based Rental Assistance** -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

**Eligible Activities and Costs** -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

**Appropriate Financial Assistance** -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

  
\_\_\_\_\_  
Signature/Authorized Official

8/7/98  
\_\_\_\_\_  
Date

**SERGIO RODRIGUEZ, CITY MANAGER**

Name/Title

## ESG Certifications

The Emergency Shelter Grantee certifies that:

**Major rehabilitation/conversion** -- It will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 10 years. If the jurisdiction plans to use funds for purposes less than tenant-based rental assistance, the applicant will maintain any building for which assistance is used under the ESG program as a shelter for homeless individuals and families for at least 3 years.

**Essential Services** -- It will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure as long as the same general population is served.

**Renovation** -- Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

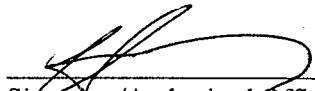
**Supportive Services** -- It will assist homeless individuals in obtaining appropriate supportive services, including permanent housing, medical and mental health treatment, counseling, supervision, and other services essential for achieving independent living, and other Federal State, local, and private assistance.

**Matching Funds** -- It will obtain matching amounts required under §576.71 of this title.

**Confidentiality** -- It will develop and implement procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project except with the written authorization of the person responsible for the operation of that shelter.

**Homeless Persons Involvement** -- To the maximum extent practicable, it will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, operating facilities, and providing services assisted through this program.

**Consolidated Plan** -- It is following a current HUD-approved Consolidated Plan or CHAS.

  
\_\_\_\_\_  
Signature/Authorized Official

8/7/98  
\_\_\_\_\_  
Date

**SERGIO RODRIGUEZ. CITY MANAGER**  
Name/Title

## APPENDIX TO CERTIFICATIONS

### INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

#### A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

#### B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph five).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code)

City of Miami Beach, City Hall

1700 Convention Center Drive

Miami Beach, Miami-Dade County, FL 33139

Check ☐ if there are workplaces on file that are not identified here.

The certification with regard to the drug-free workplace required by 24 CFR part 24, subpart F.

7. Definitions of terms in the Nonprocurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in

particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

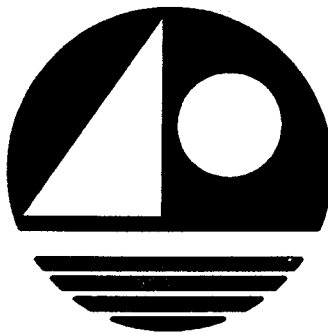
"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

# Appendix

# **CITY OF MIAMI BEACH, FLORIDA**



## **LOCAL HOUSING INCENTIVES PLAN ADOPTED BY THE MAYOR AND CITY COMMISSION ON APRIL 2, 1996**

**Contact Person:  
Shirley Taylor-Prakelt, Director  
Housing and Community Development  
1700 Convention Center Drive  
Miami Beach, FL 33139  
(305) 673-7260**



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**CITY OF MIAMI BEACH  
LOCAL HOUSING INCENTIVES PLAN**

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## INTRODUCTION

The Mayor and City Commission of the City of Miami Beach, Florida, adopted this Affordable Housing Incentives Plan on April 2, 1996, in compliance with City of Miami Beach Ordinance No. 95-2989, City of Miami Beach Resolution No. 95-21567, Chapter 91-37, Florida Administrative Code, and section 420.9076, Florida Statutes, based on recommendations made by the Affordable Housing Advisory Committee.

The Affordable Housing Advisory Committee held public meetings to review the established policies and procedures, ordinances, regulations, and adopted local Comprehensive Plan and made recommendations on specific initiatives to encourage or facilitate affordable housing while protecting the ability of the property to appreciate in value. The Committee reviewed and made recommendations in the following areas:

1. The affordable housing definition in the appointing resolution;
2. The expedited processing of permits for affordable housing projects;
3. The modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment;
4. The allowance of increased density levels;
5. The reservation of infrastructure capacity for housing for very low-income and low-income persons;
6. The transfer of development rights as a financing mechanism for housing for very low-income and low-income persons;
7. The reduction of parking and setback requirements;
8. The allowance of zero-lot-line configurations;
9. The modifications of sidewalk and street requirements;
10. The establishment of a process by which the City considers, before adoption, procedures and policies that have a significant impact on the cost of housing; and
11. Preparation of a printed inventory of locally-owned public lands.

---

A. Review of the affordable housing definition in the appointing resolution. Review mandated by section 420.907(4)(a), Florida Statutes.

(1) **Incentive**

The Affordable Housing definition in the appointing resolution.

(2) **Current status**

The City of Miami Beach defined the term "Affordable Housing" in City of Miami Beach Ordinance No. 95-2989 and Resolution No. 95-21567 as follows: "Housing where the occupants pay no more than thirty (30) percent of gross income for housing costs, including utility costs."

(3) **Explanation of existing regulation regarding this incentive**

This definition is consistent with the definition of "Affordable Housing" as contained in the Housing Element of the City's Comprehensive Plan, the City's Consolidated Plan, and with the statutory definition provided in the State Housing Initiatives Partnership Act.

(4) **Advantages/disadvantages of changing/adopting this incentive**

By adopting a standard definition to be applied City-wide, the City of Miami Beach implements consistent regulation.

The Committee evaluated other definitions which only address the percent of a households income which goes towards rent/utilities or mortgage PITI, as opposed to addressing the total adjusted household income. The Committee felt that families whose income exceeds 80% of the median, should not be a priority for assistance.

The Committee acknowledges that other programs such as the Dade County Surtax Scattered-site Home-ownership program, can serve families with incomes of up to 120% of the median.

(5) **Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

(6) **Housing cost reduction anticipated from implementing this recommendation**

No cost reductions are anticipated from implementation of this recommendation.

(7) **Recommendation of advisory committee**

That the definition of Affordable Housing be "housing available to households who earn up to 80% of the area median income, adjusted annually by family size, of which the household pays no more than 35% for homeownership units which includes mortgage PITI, and condominium maintenance fees, or 30% for rental units excluding utilities"; when in conflict with other Federal, County and State programs, the definition of affordable housing in those definitions will take precedence.

(8) **Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

---

B. Review and consideration of expedited processing of permits for housing projects as mandated by section 420.9076(4)(b), Florida Statutes.

(1) **Incentive**

The expedited processing of permits for housing projects.

(2) **Current status**

The City of Miami Beach currently does not distinguish between affordable housing and other types of residential development projects in its permitting process. The property owner must apply for building permits to construct the project. The permitting process is split between different departments, e.g. the Building Department, the Planning, Design and Historic Preservation Division and the Code Enforcement Division. Applications are also reviewed through the Design Review process. Zoning variances are processed through the Zoning Board. The City's affordable housing projects are currently funded through federal funds and are coordinated through the Housing & Community Development Office.

(3) **Explanation of existing regulation regarding this incentive**

The current permitting process is designed to be completed usually within three days at the Building Department, and then an additional three to seven days at the Planning, Design and Historic Preservation Division. Therefore, the average permitting time is approximately 10 days. The City of Miami Beach's permitting process compares favorably with that of other cities throughout the county and its time-frames do not constitute an undue burden on developers.

(4) **Advantages/disadvantages of changing/adopting this incentive**

The current permitting system in the City of Miami Beach is fairly streamlined; however, a priority system would benefit developers of affordable housing. Certain development costs, such as interest, overhead, insurance, security, and maintenance accrue every day of a project's life. Time savings translate into cost savings. Disadvantages are that such a priority system could not guarantee expedited permitting in the case of projects requiring complex review or variances. Pre-design meetings with City staff would allow developers to present and discuss informally their development plans before formal submissions are prepared. This can prevent delays and expensive revisions.

(5) **Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

(6) **Housing cost reduction anticipated from implementing this recommendation**

Even though actual cost reductions are difficult to quantify, housing cost reductions resulting from implementation of the proposed expedited permitting process may vary from project to project. In terms of time reductions, it is expected that the recommended improvements will reduce the permitting time element involved in affordable housing projects by up to 50%.

(7) **Recommendation of advisory committee**

That the City of Miami Beach give priority in scheduling a Pre-Design Conference with all relevant agencies including but not limited to: Fire, Planning & Zoning,

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Building, Historic Preservation, Public Works, Americans with Disabilities Act (ADA), and Housing and Community Development, for designated "Affordable Housing" projects; and, when the plans are ready for permitting, that first priority will be given to them with the goal of reducing the process time by 50%; further, that the City prepare a brochure that advises applicants of the application process; and, the Housing and Community Development Director will act as "liaison" to coordinate and expedite the application with all relevant agencies.

**(8) Recommended schedule for implementation**

The Housing and Community Development and Planning and Zoning Offices will, within nine months of approval of the Housing Incentives Plan by the City Commission, develop legislation to expand the permitting process, as proposed.

---

C. **Modification of impact fee requirements, including reduction or waiver of fees and alternative methods of fee payment. Review mandated by section 420.9076(4)(b), Florida Statutes.**

**(1) Incentive**

Waiver of building permit impact fees and alternative methods of fee payment for affordable housing projects.

**(2) Current status**

The City of Miami Beach currently charges impact fees for the following services: Water and Sewer, Parking, Streets and Sidewalks, and Building Permits.

**(3) Explanation of existing regulation regarding this incentive**

Impact fees are fees assessed against new developments to fund the cost of capital improvements triggered by growth. The assessment of these fees is a way for the City to raise money without raising taxes. Revenue obtained from these fees, frees up the City's tax revenue and results in more tax monies available to pay for other City services.

**(4) Advantages/disadvantages of changing/adopting this incentive**

The exemption from payment of impact fees for certain segments of affordable housing has a direct benefit and constitutes an incentive for new development. The use of a sliding scale when calculating the percentage of reduction of impact fees serves as an additional incentive for longer-term affordability vs. short term affordability. There are no disadvantages for those properties that benefit from the exemption, however, revenue shortfalls resulting from the waiver of fees would impact other system users, whose assessments could be higher because of these shortfalls. Another advantage is that the value of local fees and other charges normally imposed on projects, if waived, forgiven or deferred, count as part of the required match for certain federal housing program grants received by the City.

**(5) Impacts on Public Health, Safety or Welfare**

The loss of revenues resulting from the impact fee waivers could have a detrimental impact on the quality and level of service provided by the City and potentially have an adverse effect on the public health, safety, or welfare.

**(6) Housing cost reduction anticipated from implementing this recommendation**

The housing cost reduction for affordable housing associated with the exemption from certain fees will vary for projects from 3 to 15 years is 100% of the fee for projects with a period of affordability of 15 years or more, depending on a pro-rata percentage of units, decreasing to projects whose period of affordability exceeds three years, and therefore varies from project to project.

**(7) Recommendation of advisory committee**

That, for affordable housing initiatives whose period of affordability exceeds three years e.g. the HOME Program, the City waive building permit fees based on the pro-rata percentage of units in the building and the period of affordability of up to 15 years which equates to a 100% waiver.

**(8) Recommended schedule for implementation**

The Housing and Community Development and Planning, Design and Historic

---

Preservation Offices will, within nine months of approval of the Housing Incentives Plan by the City Commission, develop legislation to modify the fee structure, as proposed.

---

D. Allowance of increased density levels. Review mandated by section 420.9076(4)(b), Florida Statutes.

(1) **Incentive**

Allowance of increased density levels.

(2) **Current status**

The City of Miami Beach is almost 100% developed. In keeping with its current development patterns, there is virtually no room for density intensification without extensive urban renewal. Any intensification in the density levels would also require that concurrency-driven levels of service standards be maintained.

(3) **Explanation of existing regulation regarding this incentive**

Existing density regulations are tightly integrated with concurrency and maintenance of adequate levels of service standards. In theory, increased density permits more houses or apartments to be built within developments and can potentially affect affordable housing by maximizing land resources and minimizing per-unit development costs. As density increases, per unit land costs decrease proportionately. Higher densities, as a general rule, result on more effective utilization of the land, lower infrastructure costs, and higher property tax return than lower density land.

(4) **Advantages/disadvantages of changing/adopting this incentive**

Given the City's desire to maintain its current density levels, the fact that the City is a "coastal high hazard area", the City's desire to promote the renovation of its existing housing stock for affordable housing through rehabilitation, and the high costs associated with urban renewal, there are no advantages to increased density levels.

(5) **Impacts on Public Health, Safety or Welfare**

The Committee is not recommending any changes or modifications on existing density levels, therefore, no negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

(6) **Housing cost reduction anticipated from implementing this recommendation**

No cost reductions are anticipated from the implementation of the recommendation since the density levels will continue to function as they presently operate.

(7) **Recommendation of advisory committee**

That due to the fact that Miami Beach is a "coastal high hazard area," and recognizing that existing densities are high, the committee does not recommend any increased density for the City of Miami Beach.

(8) **Recommended schedule for implementation**

No changes are recommended.



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E.      **Reservation of infrastructure capacity for housing. Review mandated by section 420.9076 (4) (b), Florida Statutes.**

**(1)      Incentive**

Reservation of infrastructure capacity for housing.

**(2)      Current status**

Currently, the City does not provide for an incentive or capacity reservation set-aside for housing for very low- and low-income persons.

**(3)      Explanation of existing regulation regarding this incentive**

Infrastructure capacity reservation is directly related to the state requirements that the City maintain a "concurrency management" system. The Growth Management Act of 1985 requires local governments to ensure that public facilities and services that are necessary to ensure that public facilities and services that are necessary to support development be "concurrent" with the impacts of development. This means that all new developments must be located where existing services are available or where there are plans and funds to provide these services.

**(4)      Advantages/disadvantages of changing/adopting this incentive**

The City of Miami Beach has experienced unprecedented growth during the last few decades. The reservation of infrastructure capacity means that, in the future, should the City get close to 100% of its infrastructure capacity, there would be preference given to affordable housing projects when assigning the remaining capacity.

**(5)      Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

**(6)      Housing cost reduction anticipated from implementing this recommendation**

The housing cost reduction anticipated from this recommendation is not quantifiable at this time.

**(7)      Recommendation of advisory committee**

That as a recommendation, in the future, should the City approach 100% of its infrastructure capacity, that the City reserve 2% of City-wide "infrastructure capacity" for affordable housing which meets the new definition of affordable housing.

**(8)      Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

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F. **Transfer of development rights as a financing mechanism for housing.** Review mandated by section 420.9076(4)(b), Florida Statutes.

(1) **Incentive**

Transfer of development rights as a financing mechanism for housing.

(2) **Current status**

Currently, in the City's Zoning Ordinance Development Rights (Unused Floor Area) shall only be transferred from properties in designated transfer districts to properties in designated receiving districts. Specific existing legislation regarding the transfer of development rights does not distinguish between affordable housing and other projects.

(3) **Explanation of existing regulation regarding this incentive**

The concept of transfer of development rights stems from the idea that property ownership entails a number of rights. To obtain a benefit from these property rights, a mechanism must be in place which allows for the transfer of rights from one property to another within a specified geographic area. The City of Miami Beach has regulations in place that make it possible for a property owner to transfer development rights from one property to another, subject to limitations and existing regulations.

(4) **Advantages/disadvantages of changing/adopting this incentive**

In some cases, development rights have been purchased by developers to increase densities, floor space allowances, and thus reduce the per-unit costs of developments. Conversely, developers may sell excess development potential and apply the revenues to the development budget, reducing the per-unit costs of developments. Disadvantages to these transfers include that the program is difficult to administer and would require constant monitoring. Current legislation regarding transfer of development rights has seldom been used to the advantage or disadvantage of developers.

(5) **Impacts on Public Health, Safety or Welfare**

The Committee is not recommending any changes or modifications on existing density levels, therefore, no negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

(6) **Housing cost reduction anticipated from implementing this recommendation**

No potential housing cost reductions are anticipated from implementing this recommendation.

(7) **Recommendation of advisory committee**

That the "Transfer of Development Rights" provisions as they now exist in the current zoning ordinance, may be used as an incentive for affordable housing.

(8) **Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

- G. Reduction of parking and setback requirements. Review mandated by section 420.9076(4)(b), Florida Statutes.

- (1) **Incentive**  
Reduction of parking and setback requirements.
- (2) **Current status**

***Parking Requirements***

Off-street parking requirements require that, when any building or structure is erected or altered, accessory Off-street parking spaces for residential units be provided as follows:

Type of Building/Structure	Spaces	Per
Apartment Building	1.5	Unit
Hotel	1	Unit
Single-Family detached dwelling	2	Unit
Townhouse	2 1 guest space	Unit 5 Units

There are no Off-street parking requirements for Main or Accessory Uses associated with existing Buildings which are located within the Miami Beach Architectural District or Local Historic District. (This provision does not apply to renovations and new additions to existing Buildings which create or add floor area and to new construction which has parking requirements.)

***Setback Requirements***

	Front	Side, Interior	Side, Facing a Street	Rear
At Grade (Parking Lot on the same Lot.)	20'	5' or 5% of Lot width (whichever is greater)	5' or 5% of Lot Width (whichever is greater)	5' (Non-oceanfront Lots) 50' from Bulkhead Line (Oceanfront Lots)
Subterranean	20'	5' or 5% of Lot width (whichever is greater) 0' if Lot width is 50' or less	5' or 5% of Lot width (whichever is greater)	0' (Non-oceanfront Lots) 50' from Bulkhead Line (Oceanfront Lots)
Pedestal	20'	Sum of the Side yards shall equal 16% of Lot width. Min.- 7.5' or 8% of Lot width, whichever is greater.	Sum of the Side yards shall equal 16% of Lot width. Min.- 7.5' or 8% of Lot width, whichever is greater.	10% of Lot depth (Non- oceanfront Lots) 20% of Lot Depth, 50' from Bulkhead Line (Oceanfront Lots) whichever is greater.
Tower	20'+1' for every 1' increase in height above 50'	Required Pedestal setback plus .10 of the height of the	Sum of the Side Yards shall equal 16% of the Lot width. Min-	15% of Lot Depth (Non- oceanfront Lots) 25% of Lot Depth, 75'

	Front	Side, Interior	Side, Facing a Street	Rear
	to a maximum of 50', then shall remain constant.	Tower portion of the building. Total required setback shall not exceed 50'.	7.5% or 8% of Lot Width, whichever is greater.	minimum from Bulkhead Line (Oceanfront Lots) whichever is greater.

**(3) Explanation of existing regulation regarding this incentive**

Parking requirements should reflect the anticipated demands of the residents who will live in the proposed development with respect to the average number of vehicles per dwelling unit. Currently, the parking requirement may be satisfied by entering into a Development Agreement with the City for said parking through the construction of facilities over City-owned properties (air rights) or by providing for Off-site Parking facilities in accordance with the ordinance. When there is inadequate area available on Site, or at a location within 1200 feet of the Site, for providing some or all of the parking spaces required by the Ordinance, the parking requirement may be fulfilled by payment of an impact fee instead. The substitution of this fee shall not result in the construction of a new residential Development which provides less than 1 parking space per unit. The impact fee is satisfied through a one-time payment at the time of issuance of a Building Permit of up to \$10,000 per space not provided.

For projects proposing to renovate existing structures, a payment plan may be elected in which the first impact fee payment is paid prior to the issuance of a Building Permit, the second payment is due June 1st following the issuance of the Occupational License or Certificate of Use, whichever is earlier, and the remaining amount is paid annually as long as the Use exists. Existing structures also have the opportunity for a one time redemption payment which may be made at any time. It is anticipated that in the near future, provisions regarding the payment of an impact fee in lieu of parking spaces will be removed from the Zoning Ordinance.

**(4) Advantages/disadvantages of changing/adopting this incentive**

Relaxation of parking impact fees for certain segments of affordable housing has a direct benefit and constitutes an incentive for new development. The reduction of parking and building setback requirements is a technique utilized to reduce construction costs for affordable housing projects. The reduction of setback requirements and parking standards, however, in a City which faces the overcrowded and density problems of a developed urban community cannot be ignored in favor of additional development. It would be counterproductive and undesirable to reduce parking standards and setback requirements based on existing conditions within the City. An additional advantage is that the value of local fees and other charges normally imposed on projects, if waived, forgiven or deferred, count as part of the required match for certain federal housing program grants received by the City.

**(5) Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

**(6) Housing cost reduction anticipated from implementing this recommendation**

The housing cost reduction for affordable housing associated with deferring the payment of the parking impact fee is 100% of the fee for projects with a period of

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affordability of 15 years or more, depending on a pro-rata percentage of units, and decreasing to projects whose period of affordability exceeds three years. Therefore, said reduction varies from project to project.

**(7) Recommendation of advisory committee**

To defer "Parking Impact Fee" payments on affordable housing units over a 17 year period. New construction of affordable housing units must provide one parking space per unit on site and may pay a parking impact fee over a 17 year period for the other .5 space per affordable housing unit in each building, for those projects whose period of affordability exceeds three years (e.g. the HOME Program); in the event that the parking impact fee program is terminated for new construction, the provisions of the parking impact fee program will remain in place for the affordable housing units; there shall be no change to the setback and height requirements.

**(8) Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

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H. Allowance of zero-lot-line configurations. Review mandated by section 420.9076(4)(b), Florida Statutes.

**(1) Incentive**

Allowance of zero-lot-line configurations.

**(2) Current status**

The City does not currently allow zero-lot-line development.

**(3) Explanation of existing regulation regarding this incentive**

Zero-lot-line housing configurations are used in many instances to place a normal-sized housing unit on a small or undersized lot, thus making the most out of a small yard by combining both side yards into one. This type of development regulation is usually applied to large tracts of vacant land proposed to be developed as detached dwelling units. The City of Miami Beach is almost 100% developed. There are no practical sites available to utilize zero-lot-line configurations.

**(4) Advantages/disadvantages of changing/adopting this incentive**

Even though in other communities the allowance of zero lot line configurations has decreased the cost of housing, these configurations are not appropriate in Miami Beach, which already has significant Multi-family Zoning.

**(5) Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

**(6) Housing cost reduction anticipated from implementing this recommendation**

No housing cost reduction is anticipated from implementation of this recommendation.

**(7) Recommendation of advisory committee**

That because the City of Miami Beach has so many areas zoned as Multi-Family to accommodate affordable housing, in addition to the fact that there are no large tracts of available land, that there be no zero-lot-line-configurations as an incentive to affordable housing.

**(8) Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

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I. **Modifications of sidewalk and street requirements.** Review mandated by section 420.9076(4)(b), Florida Statutes.

(1) **Incentive**

Modification of sidewalk and street requirements.

(2) **Current status**

The City of Miami Beach follows the guidelines and standards established by Metropolitan Dade County and the City's Code. The City's right-of-way system is nearly 100% developed.

(3) **Explanation of existing regulation regarding this incentive**

The City of Miami Beach is a highly developed community within a densely-populated urban setting and has the attendant traffic congestion problems. The City usually requires that a developer repair and/or replace the sidewalk, curb and gutter for projects associated with new construction or rehabilitation.

(4) **Advantages/disadvantages of changing/adopting this incentive**

Relaxation of the requirement to construct new sidewalks and curbing, other than that which is damaged prior to, or during the construction process, has a direct financial benefit and constitutes an incentive for new development.

The City's General Fund budget did not contemplate funds for the construction of street and sidewalks for affordable housing initiatives, therefore funds are not budgeted.

(5) **Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

(6) **Housing cost reduction anticipated from implementing this recommendation**

The housing cost reduction anticipated from implementation of this recommendations will vary from project to project.

(7) **Recommendation of advisory committee**

That the City waive the requirements to replace and/or repair new sidewalks and curbing, other than that portion which is damaged prior to, or during, the construction process on affordable housing projects. No other changes are proposed.

(8) **Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

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- J. Establishment of a process by which the City considers, before adoption, procedures and policies that have a significant impact on the cost of housing. Review mandated by section 420.9076(4)(b), Florida Statutes.
- (1) **Incentive**  
Process by which the City considers, before adoption, procedures and policies that have a significant impact on the cost of housing.
  - (2) **Current status**  
Currently, the City has a review process in place that includes input from the Planning & Zoning, Public Works, and Building Department, as well as the Design Preservation Board, the Planning Board, and others. The City's Housing and Community Development Office, however, is not included.
  - (3) **Explanation of existing regulation regarding this incentive**  
Site plan review is a costly and time consuming process which requires not only review and recommendations by City staff, but a review by the Planning Board and approval of the project by the City Commission.
  - (4) **Advantages/disadvantages of changing/adopting this incentive**  
The intent of the recommendation is to formalize the participation of the Housing and Community Development Division in the review of proposed ordinances, policies and procedures, and regulations. The advantage is that the impact on affordable housing that a proposed plat or variance may have will be addressed and specific recommendations will be considered by the governing body prior to adoption. The disadvantage is the creation of an additional review/comment point on legislation which may or may not be relevant to housing.
  - (5) **Impacts on Public Health, Safety or Welfare**  
No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.
  - (6) **Housing cost reduction anticipated from implementing this recommendation**  
No specific cost reduction can be associated with the implementation of this recommendation since future cost savings cannot be estimated at this time.
  - (7) **Recommendation of advisory committee**  
That prior to adoption of any proposed policy, procedure, Ordinance, Development Plan regulation or Comprehensive Plan amendment that might impact housing, the City will evaluate the potential effect and cost on affordable housing; all such items will be sent to the City's Housing and Community Development Office for review and analysis to determine if the effect is "significant"; the H & CD Director may send such legislation to applicable Boards and Committees for review, including but not limited to the Community Development Advisory Committee (CDAC), the Loan Review Committee (LRC) and the Miami Beach Housing Authority (MBHA); the resulting analysis shall be provided directly to the original sponsor of the policy, procedure, Ordinance or Comprehensive Plan amendment and the Miami Beach City Commission.



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- (8) **Recommended schedule for implementation**  
Upon approval of the Housing Incentives Plan by the City Commission.

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K. Preparation of a printed inventory of locally owned public lands. Review mandated by section 420.9076(4)(b), Florida Statutes.

(1) **Incentive**

Preparation of a printed inventory of locally-owned public lands suitable for affordable housing.

(2) **Current status**

The City has previously prepared a formal inventory of all locally-owned public lands. Said inventory includes land suitable for affordable housing, even though it does not specifically identify them as such.

(3) **Explanation of existing regulation regarding this incentive**

The maintenance of a current inventory of locally-owned public lands is necessary to provide developers with information regarding land available for development.

(4) **Advantages/disadvantages of changing/adopting this incentive**

The inclusion of recently acquired locally-owned public land suitable for affordable housing in said existing inventory will represent an incentive for the development of affordable housing locally.

(5) **Impacts on Public Health, Safety or Welfare**

No negative impacts on the public health, safety, or welfare should occur as a result of this recommendation.

(6) **Housing cost reduction anticipated from implementing this recommendation**

No specific cost saving can be directly attributed to the implementation of this recommendation.

(7) **Recommendation of advisory committee**

That the City continue to maintain the Inventory of City-Owned Land and shall make such document available for inspection by the public at City Hall. Additionally, the City shall amend the Inventory to reflect the seven (7) parcels that the MBHA received as a result of the Portofino Development Agreement, as sites suitable for affordable housing initiatives.

(8) **Recommended schedule for implementation**

Upon approval of the Housing Incentives Plan by the City Commission.

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The foregoing recommendations adopted by the City of Miami Beach Affordable Housing Advisory Committee are being submitted herewith for approval to the City Commission of the City of Miami Beach, Florida on this 21st day of March of 1996.

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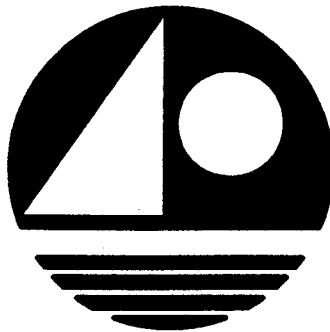
Robert Saland, Chairman

# **CITY OF MIAMI BEACH**

## **STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM**

### **LOCAL HOUSING ASSISTANCE PLAN (PLAN)**

**FOR FISCAL YEARS 1998-1999, 1999-2000, 2000-2001**



**APRIL 1, 1998**

**For Information Contact:  
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**CITY OF MIAMI BEACH**

**State Housing Initiatives Partnership (SHIP) Program  
LOCAL HOUSING ASSISTANCE PLAN (PLAN)  
State Fiscal Year(s): 1998-99/1999-2000/2000-2001**

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**CITY OF MIAMI BEACH**  
**State Housing Initiatives Partnership (SHIP) Program**  
**LOCAL HOUSING ASSISTANCE PLAN (PLAN)**  
**State Fiscal Year(s): 1998-99/1999-2000/2000-2001**

**I. PROGRAM DESCRIPTION**

a. City of Miami Beach

b. The City of Miami Beach (City), a municipal corporation established under the laws of the State of Florida has designed this SHIP Housing Assistance Plan (hereafter referred to as the "PLAN") to implement Miami Beach's SHIP Housing Assistance Program, pursuant to Sections 420.907 et seq., Florida Statutes. The Program was established to make affordable residential units available to persons with very low-income, low-income, moderate income, and persons with special housing needs. The SHIP Plan details specific strategies intended to increase the availability of decent, safe and affordable housing units by combining public and private resources to establish a local housing partnership which will reduce the cost of housing.

For State Fiscal Years 1998-1999, 1999-2000, and 2000-2001 the City of Miami Beach will use ninety (90) percent of the SHIP allocation for home ownership activities: new construction (in accordance with the City's adopted Consolidated Plan), housing rehabilitation, emergency repair, down payment assistance, closing cost assistance and/or home ownership training.

Simultaneously, at least seventy five (75) percent of the SHIP allocation will be used to provide funds for construction activities: new construction (in accordance with the City's adopted Consolidated Plan), housing rehabilitation and emergency repair, which may include down payment assistance and/or closing cost assistance to newly constructed units or those receiving rehabilitation within twelve (12) months of closing.

The PLAN is based on the previous Housing Assistance Plan adopted by the City for Fiscal Years 1995-96, 1996-97, and 1997-98. The PLAN incorporates the provisions and strategies of the previously implemented Housing Assistance Plan. The City of Miami Beach has also adopted a number of development incentives to encourage the development of affordable units within Miami Beach. These incentives have been taken from the Local Housing Incentives Plan and are being incorporated into the Local Housing Assistance Plan (PLAN) as required by Chapter 67-37, Florida Administrative Code, and Section 420.907, et seq., Florida Statutes.

The City anticipates that an average of \$16,000 of SHIP funds will be used per unit assisted. The amount of the executed sales contract for each unit

will not exceed ninety (90) percent of the median area purchase prices for existing and new houses, as established by the U.S. Department of the Treasury. This PLAN complies with the requirements of Sections 420.907 et seq., Florida Statutes and Chapter 67-37, Florida Administrative Code and is not governed by an inter-local agreement.

- c. The Local Housing Assistance Plan (PLAN) will cover state fiscal year(s) 1998-1999, 1999-2000, and 2000-2001.
- d. The City has an adopted Consolidated Plan as required by U.S. HUD. The Consolidated Plan identifies the City of Miami Beach's overall affordable housing needs and the strategy to address those needs. It provides guidance for the development of the strategies proposed under this Local Housing Assistance Plan (PLAN), as well as other housing plans in effect at any given time. The preparation of the Consolidated Plan required an extensive amount of input from all sectors of the population. The City of Miami Beach (City) has consulted with local agencies, for-profit and non-profit organizations and citizens, and social service and housing providers, in order to obtain information on the housing needs in the City. Using this input, the City developed its the Consolidated Plan which requires that an Annual Plan and progress reports be made available for public comment and input. The Local Housing Assistance Plan (PLAN) is consistent with the Consolidated Plan, as well as the Housing Element of the City's Comprehensive Plan.

The PLAN is based on the previous Housing Assistance Plan adopted by the City for Fiscal Years 1995-96, 1996-97, and 1997-98. The PLAN incorporates the provisions and strategies of the previously implemented Housing Assistance Plan.

The City worked closely with the designated Community Housing Development Organization (CHDO) in developing its Local Housing Assistance Plan (PLAN). Also, the following groups active in local housing activities were furnished with a copy of the Local Housing Assistance Plan (PLAN): the Miami Beach Chamber of Commerce, the North Beach Development Corporation (NBDC), Miami Beach Housing Authority (MBHA), and the Miami Beach Community Development Corporation (MBCDC), the City's designated Community Development Housing Organization (CHDO), and whose President serves as the Chair of the Affordable Housing Coalition.

- e. The following support services are available to the residents of affordable housing: youth services, child care, health services, home delivery of meals, and employment training.

## **II. INTERLOCAL AGREEMENT (If applicable)**

Not Applicable

## **III. LOCAL HOUSING PARTNERSHIPS**

- a. The City of Miami Beach has developed Housing Partnerships with several non-profit and private for-profit housing developers and agencies. The City works closely with the designated Community Housing Development Organizations (CHDO), CDBG Sub-recipient organizations, community development corporations, local lenders, realtors, and others. These organizations are encouraged to participate in program activities and to assist in program implementation. The City has also worked closely with the Affordable Housing Coalition which is composed of local housing providers and activists.
- b. The City of Miami Beach has implement measures to reduce the cost of affordable housing. Some of the measures include: allocating funds under City's federally-funded Community Development Block Grant (CDBG) Program and the HOME Investment Partnerships Program to help reduce the cost of funds needed for property improvements; leveraging Miami-Dade County's Documentary Surtax Program to assist in home ownership activities, working with the Florida Power and Light Company to receive rebates for all energy improvements that are eligible under their approved Watt Wise Program for properties rehabilitated under the SHIP program; leveraging Miami-Dade County's Documentary Surtax Program providing deferred payment loans to prevent additional cost burdens on low and very low income households.

## **IV. STRATEGIES**

### **1. A. Rehabilitation**

The City of Miami Beach will implement a multi-year strategy for State FY 1998-1999, FY 1999-2000, and FY 2000-2001, to further the City's goals relative to home ownership opportunities. The City's SHIP Home Ownership Program will help very low, low, and moderate income buyers, and persons with special needs purchase affordable housing in Miami Beach, as follows: at least 30% of SHIP funds will be used to produce units that will be for very low income persons earning at or below 50% of the median income, at least 30% of SHIP funds will be used to produce units that will be for low income persons whose income



is at or below 80% of the median income, and the remaining SHIP funds will be used to produce units for persons at a moderate income level earning between 80% and 120% of the median income level.

Up to fifty percent of the funds will be targeted to assist eligible City of Miami Beach staff participating in the program. If the demand for assistance from this target population is not sufficient to fully utilize these funds, the balance of the funds will be used to assist participants who are not from the target group.

To implement this strategy, scattered sites (e.g. condominium units) will be acquired and rehabilitated, by a selected sponsor, thus providing affordable home ownership opportunities as well as improving the City's existing housing stock. Rehabilitation will be defined as repairs or improvements that are needed for safe or sanitary habitation, correction of substantial code violations, or the creation of additional living space. Housing that is rehabilitated with SHIP funds must meet all applicable local codes, rehabilitation standards, and ordinances including, but not limited to, zoning ordinances. All projects must comply with the South Florida Building Code, the Miami-Dade County Building Code, and the City of Miami Beach Building Code. Additionally, all projects must comply with all other applicable laws, rules and regulations.

The City intends to exercise flexibility in determining whether condominium units for this strategy may be purchased at individual sites or to allow the purchase of several units in one building, not to exceed more than one third of the units in the building. In general, the City will stress the need for the spatial deconcentration of assisted housing units throughout the City.

The City of Miami Beach's Community/Economic Development Division will be the primary agency responsible for carrying out the strategies under the SHIP Housing Assistance Plan. The City anticipates that it will use a sponsor to carry out program activities. In order to identify a sponsor, the City will issue a Competitive Notice of Fund Availability (NOFA) for various non-profit and for-profit builders/developers to participate in the program. Through the competitive NOFA process, the City will ascertain the highest and best use of the funds in accordance with the guidelines outlined in this PLAN. Selection criteria will include, but may not be limited to:

- (1) Ability to provide strong construction management practices and to provide first quality materials, including landscaping if applicable

- (2) Ability to perform all applicant selection and income certification processes in accordance with local, state, and federal regulations
- (3) Ability to comply with the City's reporting requirements
- (4) Total project cost
- (5) Total number of units
- (6) Leveraging
- (7) Ability to conform with the City's plan for spatial deconcentration
- (8) Ability to provide homeowners with Home Ownership Counseling
- (9) Ability to provide individualized training to homebuyer on issues such as home maintenance and budgeting
- (10) Ability to demonstrate that the organization participates in the WAGES and Workforce Development Initiative program

The Community/Economic Development Division staff will review all responses to the NOFA to ensure compliance with the requirements of the NOFA as well as the eligibility requirements, as provided in the Florida Statutes, the SHIP Ordinance, Resolutions and this PLAN. All eligible applications will be submitted to the City's Loan Review Committee. The Committee will review all applications in accordance with the criteria as outlined in the NOFA.

Eligible housing must be located within the corporate limits of Miami Beach, and preferably in one of the Community Development Target Areas.

Eligible housing must conform to City Zoning requirements regarding use and density permitted (legal variances will be permitted.) Manufactured housing, rental housing, and mobile homes shall not be considered Eligible housing. All prospective condominium units must either be vacant or owner-occupied at the time of initial purchase, prior to re-sale to eligible SHIP recipients.

All potential applicants for the SHIP Home Ownership Program will be screened for income eligibility and homeowner readiness. Applicants will be processed from a waiting list on a first come first ready basis, subject to funding availability and in such manner as to comply with the statutory requirements. Since the City of Miami Beach's SHIP Housing Assistance Program is geared to providing units to very low, low and moderate income

persons, the City anticipates it will exceed all SHIP set-aside requirements. Staff will review actual performance data to ensure that adjustments are made as necessary to remain in compliance with income targeting standards.

Award of SHIP funds will be in the form of a deferred payment loan secured by a note or other instrument. Recapture of SHIP Program funds will follow the provisions previously adopted by the City under the HOME Program. Assisted units that received less than \$15,000 will have a recapture period of five (5)

years, and units that receive more than \$15,000 and less than \$40,000 will have a recapture period of ten (10) years.

If the unit is sold, transferred, rented or refinanced during the recapture period, the Owner shall repay to the City the full amount of SHIP subsidy funds at the time of any such sale, transfer, rental or refinancing of the unit. The assisted unit must be occupied as a principal residence of the Owner for the duration of the term set forth, and may not be used as a rental property during that period. Use of the property for rental purposes is an event of default.

In the event that title to the unit is transferred, as a result of the death of the Owner to a surviving heir, or any other heir designated by the Owner, and said heir occupies the unit as a principal residence, the household income qualifications requirements shall be waived. However, should an heir fail to occupy the unit as a principal residence within six (6) months from the date of the Owner's death, the full amount of SHIP subsidy funds, shall become due and payable to the City within one year from the date of the Owner's death. In order to further ensure the enforcement of this subsection, any and all successors, heirs and assigns herein must obtain the prior written consent of the City Manager prior to the resale of the unit

In the event that the assisted unit is a HOME-Match unit, then the recapture provisions of the HOME Program shall apply to the SHIP portion of the subsidy in the unit and shall supersede the above recapture provisions. When possible, the SHIP funds will be used with: U.S. Department of Housing and Urban Development HOME Program Funds, Community Development Block Grant (CDBG) Funds, other federal and state grant funds, and Miami-Dade County Documentary Surtax Funds.

#### **B. New Construction**

Proposals involving new construction will only be considered in accordance

with the City's adopted Consolidated Plan. To implement this strategy, new construction of scattered sites units (e.g. condominium units) will be undertaken by a selected sponsor, thus providing affordable home ownership opportunities as well as improving the City's housing stock.

The City intends to exercise flexibility in determining whether condominium units for this strategy may be purchased at individual sites or to allow the purchase of several units in one building, not to exceed more than one third of the units in the building. In general, the City will stress the need for the spatial deconcentration of assisted housing units throughout the City.

The City of Miami Beach will implement a multi-year strategy for State FY 1998-1999, FY 1999-2000, and FY 2000-2001, to further the City's goals relative to home ownership opportunities. The City's SHIP Home Ownership Program will help very low, low, and moderate income buyers, and persons with special needs purchase affordable housing in Miami Beach, as follows: at least 30% of SHIP funds will be used to produce units that will be for very low income persons earning at or below 50% of the median income, at least 30% of SHIP funds will be used to produce units that will be for low income persons whose income is at or below 80% of the median income, and the remaining SHIP funds will be used to produce units for persons at a moderate income level earning between 80% and 120% of the median income level.

Up to fifty percent of the funds will be targeted to assist eligible City of Miami Beach staff participating in the program. If the demand for assistance from this target population is not sufficient to fully utilize these funds, the balance of the funds will be used to assist participants who are not from the target group.

The City of Miami Beach's Community/Economic Development Division will be the primary agency responsible for carrying out the strategies under the SHIP Housing Assistance Plan. The City anticipates that it will use a sponsor to carry out program activities. In order to identify a sponsor, the City will issue a Competitive Notice of Fund Availability (NOFA) for various non-profit and for-profit builders/developers to participate in the program. Through the competitive NOFA process, the City will ascertain the highest and best use of the funds in accordance with the guidelines outlined in this PLAN. Selection criteria will include, but may not be limited to:

- (1) Ability to provide strong construction management practices and to provide first quality materials, including landscaping if applicable

- (2) Ability to perform all applicant selection and income certification processes in accordance with local, state, and federal regulations
- (3) Ability to comply with the City's reporting requirements
- (4) Total project cost
- (5) Total number of units
- (6) Leveraging
- (7) Ability to conform with the City's plan for spatial deconcentration
- (8) Ability to provide homeowners with Home Ownership Counseling
- (9) Ability to provide individualized training to homebuyer on issues such as home maintenance and budgeting
- (10) Ability to demonstrate that the organization participates in the WAGES and Workforce Development Initiative program

The Community/Economic Development Division staff will review all responses to the NOFA to ensure compliance with the requirements of the NOFA as well as the eligibility requirements, as provided in the Florida Statutes, the SHIP Ordinance, Resolutions and this PLAN. All eligible applications will be submitted to the City's Loan Review Committee. The Committee will review all applications in accordance with the criteria as outlined in the NOFA.

Eligible housing must be located within the corporate limits of Miami Beach, and preferably in one of the Community Development Target Areas.

Eligible housing must conform to City Zoning requirements regarding use and density permitted (legal variances will be permitted). Manufactured housing, rental housing, and mobile homes shall not be considered Eligible housing. All prospective condominium units must either be vacant or owner-occupied at the time of initial purchase, prior to re-sale to eligible SHIP recipients.

All potential applicants for the SHIP Home Ownership Program will be screened for income eligibility and homeowner readiness. Applicants will be processed from a waiting list on a first come first ready basis, subject to funding availability and in such manner as to comply with the statutory requirements. Since the City of Miami Beach's SHIP Housing Assistance Program is geared to providing units to very low, low and moderate income

persons, the City anticipates it will exceed all SHIP set-aside requirements.

Staff will review actual performance data to ensure that adjustments are made as necessary to remain in compliance with income targeting standards.

Award of SHIP funds will be in the form of a deferred payment loan secured by a note or other instrument. Recapture of SHIP Program funds will follow the provisions previously adopted by the City under the HOME Program. Assisted units that received less than \$15,000 will have a recapture period of five (5) years, and units that receive more than \$15,000 and less than \$40,000 will have a recapture period of ten (10) years.

If the unit is sold, transferred, rented or refinanced during the recapture period, the Owner shall repay to the City the full amount of SHIP subsidy funds at the time of any such sale, transfer, rental or refinancing of the unit. The assisted unit must be occupied as a principal residence of the Owner for the duration of the term set forth, and may not be used as a rental property during that period. Use of the property for rental purposes is an event of default.

In the event that title to the unit is transferred, as a result of the death of the Owner to a surviving heir, or any other heir designated by the Owner, and said heir occupies the unit as a principal residence, the household income qualifications requirements shall be waived. However, should an heir fail to occupy the unit as a principal residence within six (6) months from the date of the Owner's death, the full amount of SHIP subsidy funds, shall become due and payable to the City within one year from the date of the Owner's death. In order to further ensure the enforcement of this subsection, any and all successors, heirs and assigns herein must obtain the prior written consent of the City Manager prior to the resale of the unit.

In the event that the assisted unit is a HOME-Match unit, then the recapture provisions of the HOME Program shall apply to the SHIP portion of the subsidy in the unit and shall supersede the above recapture provisions. When possible, the SHIP funds will be used with: U.S. Department of Housing and Urban Development HOME Program Funds, Community Development Block Grant (CDBG) Funds, other federal and state grant funds, and Miami-Dade County Documentary Surtax Funds.

#### C. Closing Costs and Down Payment

In order to implement this strategy, Closing Costs and Down Assistance will be made available for the purchase of scattered sites units (e.g. condominium units) undertaken by a selected sponsor, thus providing

affordable home ownership opportunities to qualified persons.

The City intends to exercise flexibility in determining whether condominium units for this strategy may be purchased at individual sites or to allow the purchase of several units in one building, not to exceed more than one third of the units in the building. In general, the City will stress the need for the spatial deconcentration of assisted housing units throughout the City.

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The City of Miami Beach's Community/Economic Development Division will be the primary agency responsible for carrying out the strategies under the SHIP Housing Assistance Plan. The City anticipates that it will use a sponsor to carry out program activities. In order to identify a sponsor, the City will issue a Competitive Notice of Fund Availability (NOFA) for various non-profit and for-profit builders/developers to participate in the program. Through the competitive NOFA process, the City will ascertain the highest and best use of the funds in accordance with the guidelines outlined in this PLAN. Selection criteria will include, but may not be limited to:

- (1) Ability to Implement Closing Costs and Down payment Assistance Strategy (i.e., staffing, experience, facilities, etc.)
- (2) Ability to perform all applicant selection and income certification processes in accordance with local, state, and federal regulations

- (3) Ability to comply with the City's reporting requirements
- (4) Total project cost
- (5) Total number of units
- (6) Leveraging
- (7) Ability to conform with the City's plan for spatial deconcentration
- (8) Ability to provide homeowners with Home Ownership Counseling
- (9) Ability to provide individualized training to homebuyer on issues such as home maintenance and budgeting
- (10) Ability to demonstrate that the organization participates in the WAGES and Workforce Development Initiative program

The Community/Economic Development Division staff will review all responses to the NOFA to ensure compliance with the requirements of the NOFA as well as the eligibility requirements, as provided in the Florida Statutes, the SHIP Ordinance, Resolutions and this SHIP Plan. All eligible applications will be

submitted to the City's Loan Review Committee. The Committee will review all applications in accordance with the criteria as outlined in the NOFA.

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#### Home Ownership Training

All recipients of SHIP Program funds will be required to offer Home Ownership

Training to prospective home buyers and home owners. Home Ownership Training will help to assist and prepare home buyers for the acquisition and ownership of a home. It will furnish counseling services on a group and individual basis that covers the following topics: the home buying process, finding money for a down payment, dealing with financial crisis, how to set up a budget, the importance of good credit, dispute resolution, and how to maintain a home. Home Ownership Training must meet the standards set by U.S. HUD.

## 2. Incentives

The Mayor and City Commission of the City of Miami Beach, Florida, adopted an Affordable Housing Incentives Plan on April 2, 1996, in compliance with City of Miami Beach Ordinance No. 95-2989, City of Miami Beach Resolution No. 95-21556, the Florida Administrative Code, and section 420.9076, Florida Statutes. The following incentives have been adopted and are now being incorporated into the PLAN.

- A. The definition adopted by the City defined "Affordable" in accordance with the provisions of the SHIP Program Rule at the time. Since then, the SHIP Program Rule has been amended. Therefore, in accordance with the amended SHIP Program Rule, the City is adopting the following definition. "Affordable" means that monthly mortgage payments, including taxes and insurance, do not exceed 30 percent of an amount representing the percentage of the area's median annual gross income for the household as indicated in subsections (28), (29), or (41). However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing. Housing for which a household's ability to devote more than 30 percent of its income shall be deemed affordable if the institutional first mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark. The incentive is functioning as intended. The incentive was implemented by City of Miami Beach Ordinance No. 95-2989 and Resolution No. 95-21567 .
- B. The City of Miami Beach has implemented "the expedited processing of permits for affordable housing projects." This incentive gives priority to designated affordable housing projects when scheduling Pre-Design Conferences with all relevant agencies including but not limited to: Fire, Planning & Zoning, Building, Historic Preservation, Public Works, Americans with Disabilities Act (ADA), and Housing Section of the Community/Economic Development Division. Also, when the plans are ready for permitting, first priority is given to them; further the City has

developed a form to identify the projects reviewed by the Housing Section. The form is included in the permit application package to indicate that the project is designated as meeting the affordable housing criteria. The Housing and Community Development Director acts as liaison to coordinate and expedite the application with all relevant agencies. The incentive is functioning as intended. It was enacted by administrative action on February 24, 1997.

- C. The City of Miami Beach has implemented a process by which the City considers, before adoption, procedures and policies that have a significant impact on the cost of housing. Prior to adoption any proposed policy, procedure, Ordinance, Development Plan regulation or Comprehensive Plan amendment that might impact housing, the City evaluates its potential effect and cost on affordable housing. All such items are submitted to the City's Housing Section of the Community/Economic Division for review and analysis to determine if the effect is significant. The Housing Section may provide proposed legislation to applicable Boards and Committees for review. The incentive is currently working as intended. It was enacted by administrative action on February 24, 1997.

## **V. TIMETABLE FOR EXPENDITURE**

Timetables for the expenditure of SHIP funds for State Fiscal Years 1998-99, 1999-2000, and 2000-2001 are located in the appendix of this document. The strategies under this SHIP Housing Assistance Plan shall be monitored on an ongoing basis to ensure that SHIP Funds are expended in a timely manner. As a plan contingency, if the City determines that SHIP Funds can not be fully expended within the establish time frame by a current strategy, the City will retarget funding to facilitate the prompt expenditure funds. Funds will be retargeted to populations with higher demands for services and/or reallocated to strategies that are functioning as intended. The Community/Economic Development Division will establish a system to ensure that adequate records are kept and maintained for compliance with monitoring requirements.

## **VI. AFFORDABILITY**

### **a. Home Ownership**

As required by the Florida Housing Finance Corporation, the City's SHIP Program will serve very low income (50% of median income) buyers, low income (80% of median income) buyers, and moderate income (80% to 120% of median income) buyers, and persons with special needs purchase affordable housing in Miami Beach.

Annual income limits adjusted for family size, as established by the Florida Housing Finance Corporation, will be used to determine applicant eligibility for the program. These guidelines are established and updated by the U.S. Department of Housing and Urban Development to determine gross annual household income.

Affordable means that monthly mortgage payments including taxes and insurance do not exceed 30 percent of the median annual gross income for the households. However, it is not the intent to limit an individual household's ability to devote more than 30 percent of its income for housing, and housing for which a household devotes more than 30 percent of its income shall be deemed affordable if the first institutional mortgage lender is satisfied that the household can afford mortgage payments in excess of the 30 percent benchmark.

b. Rental (If applicable)

Not Applicable

## **VII. ADVERTISEMENT AND OUTREACH**

- a. The City will utilize local print media, including advertising in publications read by area minority groups. The City may announce the availability of SHIP funds through announcements at community and civic group meetings, flyers to social services agencies, and through its internal communications network. The SHIP programs will be affirmatively marketed without regard to race, creed, religion, color, age, sex, sexual orientation, marital status, familial status, handicap or national origin.
- b. The City of Miami Beach will publish the Notice of Fund Availability (NOFA) for the SHIP funds in a local newspaper of general circulation at least 30 days prior to accepting applications for assistance.

## **VIII. ADMINISTRATIVE EXPENSES**

- a. The City of Miami Beach's Community/Economic Development Division is responsible for the administration of the SHIP Program. The City Staff prepares and implements the Local Housing Assistance Plan (PLAN). The Staff prepares Resolutions and all other necessary documentation for approval by the City Commission including amendments to the PLAN. In addition, City staff prepares and submits to the Florida Housing Finance Corporation (FHFC) the required annual reports. The City also interacts with

the FHFC and prepares all advertisements.

The Staff prepares and evaluates the Notices of Funding Availability (NOFA) to secure program sponsors. The Staff prepares and implements necessary agreements with the sponsors selected to provide services. The City conducts on going monitoring of the sponsors for compliance with the PLAN and operates the SHIP Tracking System. The Staff also reviews requests for reimbursements provided by the sponsors and prepares documentation of corresponding payments. Other Staff functions include inspections and technical assistance.

- b. The allocated five (5) percent of total SHIP monies for administrative expenses will not be sufficient to operate the SHIP program, therefore, up to (10) percent of the SHIP allocation to offset administrative expenses for the program will be necessary.
- c. A detailed listing of administrative expenditures for each fiscal year of the PLAN is outlined in Table 1. The table includes the salary for one full-time Housing Specialist.

Table 1

Table of Administrative Expenses

Administrative Expenses	FY 1998-99	FY 1999-2000	FY 2000-2001
Salaries	\$36,150	\$36,150	\$36,150
Advertising/Marketing	\$337	\$337	\$337
Miscellaneous	\$0	\$0	\$0
Total Expenses (10% of Allocation)	\$36,270	\$36,270	\$36,270

Note: For FY 1999-2000 and FY 2000-2001 allocation amounts have been projected based on the estimated allocation provided by the Florida Housing Finance Corporation for FY 1998-1999.

- d. The City of Miami Beach currently does not intend to use outside consultants as a part of its SHIP Program.

**CERTIFICATION TO  
FLORIDA HOUSING FINANCE CORPORATION**

Local Government: City of Miami Beach County/City

- (1) The local government will advertise the availability of SHIP funds pursuant to Florida Statutes.
- (2) All SHIP funds will be expended in a manner which will insure that there will be no discrimination on the basis of race, creed, color, age, sex, familial status, handicap, religion, or national origin.
- (3) A process for selection of recipients for funds has been developed.
- (4) The eligible municipality or county has developed a qualification system for applications for awards.
- (5) Recipients of funds will be required to contractually commit to program guidelines.
- (6) The Florida Housing finance Corporation will be notified promptly if the local government (or interlocal entity) will be unable to comply with the provisions of the plan.
- (7) The Local Housing Assistance Plan shall provide for the expenditure of SHIP funds within 24 months following the end of the State fiscal year in which they are received.
- (8) The plan conforms to the Local Government Comprehensive Plan, or that an amendment to the Local Government Comprehensive Plan will be initiated at the next available opportunity to insure conformance with the Local Housing Assistance Plan.
- (9) Amendments to the approved Local Housing Assistance Plan shall be provided to the Corporation within 21 days after adoption.
- (10) The trust fund shall be established with a qualified depository for all SHIP funds as well as moneys generated from activities such as interest earned on loans.
- (11) Amounts on deposit in the local housing assistance trust fund shall be invested as permitted by law.

- (12) The local housing assistance trust fund shall be separately stated as a special revenue fund in the local governments audited financial statements, copies of the audits will be forwarded to the Corporation as soon as available.
- (13) An interlocal entity shall have its local housing assistance trust fund separately audited for each state fiscal year, and the audit forwarded to the Corporation as soon as possible.
- (14) SHIP funds will not be pledged for debt service on bonds or as rent subsidies.
- (15) Developers receiving assistance from both SHIP and the Low Income Housing Tax Credit (LIHTC) Program shall comply with the income, affordability and other LIHTC requirements, Similarly, any units receiving assistance from other federal programs shall comply with all Federal and SHIP program requirements.
- (16) Loans shall be provided for periods not exceeding 30 years, except for deferred payment loans or loans that extend beyond 30 years which continue to service eligible persons.
- (17) Rental Units constructed or rehabilitated with SHIP funds shall be monitored at least annually for 15 years for compliance with tenant income requirements and affordability requirements.

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Chief Elected Official

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Type Name and Title

\_\_\_\_\_  
Date

OR

---

Attest:  
(Seal)

PLAN2001.98F





# FLORIDA PLANNING GROUP

INC.

April 15, 1998

Dear Sir or Madam:

Florida Planning Group, Inc. is assisting the City of Miami Beach in the preparation of a new five-year Consolidated Plan. The Plan is a prerequisite document for receiving federal funds (CDBG, HOME, ESGP) from U.S. HUD. The City has been receiving these funds to serve its low and moderate-income population for more than 20 years.

The Consolidated Plan includes a section on the demographics of the community, and sections on its housing and non-housing community development needs. We are seeking the input of organizations that serve the target population. We would appreciate your input on the following, depending on which sections apply to your organization.

1. In accordance with HUD requirements, we will be using 1990 census data for most of the required demographic charts. The Plan's requirements for estimating homeless persons, however, suggest that the City use the best information available. Therefore, we are asking for your input, if you provide services to the homeless, on the numbers and needs of the City of Miami Beach's homeless population. A chart for that purpose will be included for some recipients of this letter.
2. The Plan will address, in general, long-term housing and non-housing community development needs. Although many of the City's social service agencies have already submitted written project requests for next year, we want to make sure that all agencies who serve the low and moderate-income population have an opportunity to express their ideas about long-term needs and priorities. Therefore, if you believe that your concerns might not otherwise be expressed, please provide your comments.
3. Metro area coordination is always important, and we are, by copy of this letter, advising adjacent local governments that the City is in the process of preparing its Consolidated Plan. They are requested to provide input on any existing areawide problems or solutions that may be appropriate for purposes of this plan.

The City's Community Development Advisory Committee (CDAC) is actively involved in this planning effort. Their input, combined with public comment, City staff involvement, and responses to this letter, will assure that the final document will contain valuable information *and* meet the HUD submission requirements.

Please provide all written responses before May 1, 1998. Thank you for your time and attention to this matter.

Yours truly,

Elaine S. Wright

Project Director  
ESW/pap<sub>98-106</sub>

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9471 Baymeadows Road, Suite #401, Jacksonville, Florida 32256 (904) 733-4120

FAX (904) 733-0328

## Profiling Homeless Facilities and Resources Questionnaire

Miami Beach is conducting a survey of social service facilities and resources. Please complete the following questionnaire as part of the development of a Consolidated Plan. Preparation of a Consolidated Plan is required for all jurisdictions receiving federal funds for housing or the homeless. One aspect of the Consolidated Plan is an evaluation of facilities and services that serve low income people.

Please help us by completing this questionnaire. Return it to:    Patricia A. Patton  
    Florida Planning Group, Inc.  
    9471 Baymeadows Road, Suite 401  
    Jacksonville, Florida 32256

Call (904) 733-4120 if you have any questions about this document or the Consolidated Plan process.

<b>NAME OF FACILITY</b>	<b>NAME AND TITLE OF CONTACT PERSON</b>
<b>ADDRESS OF FACILITY</b>	<b>TELEPHONE NUMBER OF CONTACT PERSON</b>
<b>FACILITY PHONE NUMBER</b>	<b>DATE QUESTIONNAIRE COMPLETED</b>
<b>AGENCY OPERATING FACILITY</b>	<b>NAME AND PHONE OF CONTACT AT AGENCY</b>

1. Capacity	2. How many people use your services on an average day in February? How many of these are children?	3. Approximately what proportion of the adults are regulars or repeaters, e.g., using your facility at least 1/3 of the days in a month?	4. Approximately what proportion of your clients are homeless?		
			# People	# Families	# Children
I. Which of the following services does your facility provide? (Mark all that apply)					
II. a.. OVERNIGHT SHELTER -- If YES is your facility:					
II. a.1. An emergency shelter (maximum stay usually 90 days or less) operating on a first-come-first-served basis, where people must leave in the morning and have no guaranteed bed for the night.					
II. a.2. An emergency shelter (maximum stay usually 90 days or less) where people know that they have a bed for a specified period of time (whether or not they have to vacate the building every day).					
II. a.3. A transitional shelter (maximum stay up to 2 years) offering augmented services to promote leaving homelessness and maintaining self-sufficiency.					

	1. C a p a c i t y	2. How many people use your services on an average day in February? How many of these are children?	3. Approximately what proportion of the adults are repeaters, e.g., using your facility at least 1/3 of the days in a month?			4. Approximately what proportion of your clients are homeless?		
			# People	# Families	# Children	# People	# Families	# Children
I. Which of the following services does your facility provide? (Mark all that apply)								
II. b.. VOUCHERS OR CONTRACT ARRANGEMENTS FOR SHELTER -- If YES is your facility:								
II. b.1. Give out vouchers for shelter or send people to facilities with which you have a prearranged contractual arrangement for shelter?								
II. b.2. <u>Accept</u> vouchers for shelter or operate under contract to provide shelter?								
II. c.. Prepared meals (soup kitchen/food line) for homeless and other needy persons (this means people in addition to your residents).								
II. d.. Food pantry (distribute uncooked food in boxes or bags).								
II. e.. Health care as part of the Health Care for the Homeless program.								

	1. C a p a c i t y	2. How many people use your services on an average day in February? How many of these are children?			3. Approximately what proportion of the adults are regulars or repeaters, e.g., using your facility at least 1/3 of the days in a month?	4. Approximately what proportion of your clients are homeless?		
	# People	# Families	# Children	# People		# Families	# Children	
I. Which of the following services does your facility provide? (Mark all that apply)								
II. f.. Outreach to the homeless -- go out to the streets to take homeless people food, blankets or other necessities, to offer medical/mental health care and/or chemical dependency screenings/referrals, or to offer other assistance on a regular basis. (Mobile outreach programs only NOT in-house programs) Regular is defined as at least once a week, can be day or night.								
II. g.. Other - Specify								

2. Who uses your: (fill in with approximate percentages)	1. Unaccompanied adult men?	2. Unaccompanied adult women?	3. People in single-parent families with children?	4. People in two-parent families with children?	5. Adult couples without children?	6. Unaccompanied female youth under 18?	7. Unaccompanied male youth under 18?
a. Shelter							
b. Voucher/ contract arrangements							
c. Soup kitchen							
d. Food pantry							
e. Health Care for the Homeless							
f. Outreach program services							

(For shelters only) is your shelter a special facility only for: (Mark ALL that apply.)

- a. ☐ Families (households with at least one child)
- b. ☐ Victims of domestic violence, battered women
- c. ☐ Runaway or homeless youth
- d. ☐ People with mental health problems
- e. ☐ People with drug or alcohol problems
- f. ☐ Other (Specify \_\_\_\_\_)

4. (For b.1. vouchers/contract distribution places only) How many shelters, hotels/motels, boarding or lodging house or other facilities accept your vouchers/are under contract to your?

\_\_\_\_\_ Number accepting vouchers \_\_\_\_\_ Capacity

\_\_\_\_\_ Number under contract \_\_\_\_\_ Capacity

5. Which of the following non-housing services does your facility provide? (Mark all that apply).

\_\_\_\_\_ None

SERVICE	PROVIDED ON SITE	REFERRALS TO OTHERS
<p>TREATMENT:</p> <p>Drug abuse</p> <p>Alcohol abuse</p> <p>Mental health problems</p> <p>Other health problems</p> <p>Other _____</p> <p>Other _____</p> <p>SERVICES:</p> <p>Food and meals</p> <p>Storage of personal belongings</p> <p>Shower and shave facilities</p> <p>Laundry</p> <p>Religious services</p> <p>Mail "drop" (site used as mailing address)</p> <p>Clothing</p> <p>Job counseling</p> <p>Education and training</p> <p>Life skills (budgeting, planning, cooking, etc.</p> <p>Legal problems</p> <p>Child care</p> <p>Early childhood education</p> <p>Transportation</p> <p>Other _____</p> <p>Other _____</p>		

6. What additional services do you see the need for that are **not** being provided?

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7. Comments:

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Ms. Gail Weisberg  
CCJE  
4200 Biscayne Boulevard  
Miami, FL 33137

Ms. Rosa Borgen  
Fienberg/Fisher Adult  
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ASSOCIATION  
PATRICIA REGESTER, DIR.  
227 N.E. 17 STREET  
MIAMI, FL 33129

DADE EMPLMT & ECON. DEV.  
CORP.  
BERNICE BUTLER, EX DIR.  
141 N.E. THIRD AVE, SUITE 500  
MIAMI, FL 33132

DISABILITY SERVICES  
PAUL PREVOST, PROJECT COORD.  
1335 N.W. 14 STREET  
MIAMI, FL 331XX

ROBERT BERMAN, DADE C. CORD.  
CURTIS MIMNA, DEV. ASSOC.  
HOUSING & SVC OF S FLA  
910 COLLINS AVENUE  
MIAMI BEACH, FL 33139

LATIN CHAMBER OF COMMERCE OF  
M.B.  
GRACE CALVANI, EXEC. DIR.  
235 LINCOLN ROAD  
MIAMI BEACH, FL 33139

LEAGUE AGAINST AIDS  
DR. MANUEL LAUREANO-VEGA,  
DIRECTOR  
10691 S.W. 88 ST SUITE 306  
MIAMI, FL 33176

LISC  
CLAIRE RALEY, PROGRAM DIR.  
150 WEST FLAGLER STREET  
MIAMI, FL 33130

MR. GLENN SCHMIDT  
MAYOR'S COMMITTEE FOR THE  
HOMELESS  
530 WEST 50TH STREET  
MIAMI BEACH, FL 33140

MR. HAROLD KRAMER  
MAYOR'S COMMITTEE FOR THE  
HOMELESS  
1410 WEST 24TH, SUNSET ISLAND 3  
MIAMI BEACH, FL 33140

JENNIFER IDIAQUEZ,  
MIAMI BEACH SENIOR CENTER  
610 ESPANOLA WAY  
MIAMI BEACH, FL 33139

MIDDLE BEACH COMMUNITY  
ASSOCIATION  
ELAYNE AND SIDNEY WEISBURD  
862 WEST 47 STREET  
MIAMI BEACH, FL 33140

MUHLRAD, DAVID  
MUHLRAD & DITADORS  
1055 PENNSYLVANIA AVE  
MIAMI BEACH, FL 33139

DR. MITCH WALLICK, DIRECTOR &  
DR. MARY FRANCES WELDON  
NEW LIFE FAMILY CENTER  
3620 N.W. FIRST AVENUE  
MIAMI, FL

FAMILY ADVOCATE/RAINMAKERS  
FEINBERG FISHER ELEMENTARY  
SCHOOL  
1424 WASHINGTON AVENUE  
MIAMI BEACH, FL 33139

MS. LOLITA MATAMOROS  
SOCIAL SECURITY ADMIN  
1680 MICHIGAN AVENUE  
MIAMI BEACH, FL 33139

SOUTH BEACH CIVIC ASSN.  
C/O LFM CHODKIEWICZ  
516 - 15TH STREET, #22  
MIAMI BEACH, FL, 33139

SOUTH POINTE ADVISORY BOARD  
EDWARD S. RESNICK, CHAIRMAN  
400 SOUTH POINTE DRIVE #1004  
MIAMI BEACH, FL 33139

SOUTH POINTE CITIZENS  
COALITION  
C/O ILONA WISS  
1350 MICHIGAN AVENUE  
MIAMI BEACH, FL 33139

WASHINGTON AVE ASSOCIATION  
DON MCGINLEY, EXEC. DIR.  
1205 DREXEL AVENUE  
MIAMI BEACH, FL 33139

SARA BRILL,  
ICHES CORP.  
1095 NORTH SHORE DRIVE  
MIAMI BEACH, FL 33141

MEL SCHLESSER  
JAMECK, DEVELOPMENT, INC.  
1400 OCEAN DRIVE  
MIAMI BEACH 33139

ANDREW GALE  
20967 BLANCA TERRACE  
BOCA RATON, FL 33433

JOAQUIN PEREZ & SONIA SOSA  
PEREZ  
6700 CORAL WAY  
MIAMI, FL 331

ROBERT SHERMAN  
SHERMAN PROPERTIES, INC.  
1111 LINCOLN ROAD, SUITE 800,  
MIAMI BEACH 33139

SWEZY, LEWIS V.  
100 S.E. 2ND AVENUE, STE 3939  
MIAMI, FL 33131

CAROLYN FREVELETTI  
THE 221, INC  
221 COLLINS AVENUE  
MIAMI BEACH, FL 33139

FULL STEAM, INC./STREAMLINE  
PROPERTIES, INC.  
COLLINS AVENUE  
MIAMI BEACH, FL 33139

SAUL GROSS  
MITCHELL MANTIN  
2929 COLLINS AVENUE  
MIAMI BEACH 33139

SOLOMON YUKEN  
U.S.FINANCIAL CORP.  
750 COLLINS AVENUE  
MIAMI BEACH, FL 33139

BRUCE ARTHUR  
WILLIAM HAMILTON ARTHUR,  
ARCHITECT  
800 DOUGLAS ROAD, SUITE 303  
CORAL GABLES, FL 33134

LES BEILINSON  
BEILINSON ARCHITECT P.A.  
760 N.W. 107TH AVE, SUITE 110  
MIAMI, FL 33172-3199

CHARLES H. BENSON  
ARCHITECT  
260 - 95TH STREET, SUITE 210  
SURFSIDE, FL 33154

ROSA E. RAMOS-BOTTA  
CABRERA ARCHTL CORP.  
3625 N.W. 82 AVENUE, SUITE 301  
MIAMI, FL 33166

ROBERT G. DAVID, AIA  
DAVID AND DAVID  
940 LINCOLN ROAD, SUITE 306  
MIAMI BEACH, FL 33139

IRA GILLER, AIA  
GILLER AND GILLER, INC.  
975 ARTHUR GODFREY ROAD  
MIAMI BEACH, FL 33140

HEREDIA ARCHITECTS, P.A.  
7890 S.W. 86 STREET  
SUITE 11  
MIAMI, FL 33143

JOSEPH B. KALLER, AIA  
JOSEPH B. KALLER AND  
ASSOCIATES, P.A.  
2417 HOLLYWOOD BOULEVARD  
HOLLYWOOD, FL 33020

JAMES R. MACKENZIE, AIA  
RUSSELL MACKENZIE & ASSOC.  
4014 CHASE AVENUE, SUITE 215  
MIAMI BEACH, FL 33140

PEDRO A. RAIMUNDEZ, AIA  
SANTOS, RAIMUNDEZ, ARCHITECTS  
3134 CORAL WAY  
MIAMI, FL 33145

JIMMY SILVERS  
JAMES F. SILVERS AND ASSOC.  
1130 - 5TH STREET  
MIAMI BEACH FL 33139

BLAKE THORSON  
BLAKE THORSON ARCH & DSGN  
419-C ESPANOLA WAY, 2ND FLR  
MIAMI BEACH, FL 33139

MARINA DEL REY APARTMENTS  
LIMITED PARTNERSHIP  
1006 BAY DRIVE  
MIAMI BEACH, FL 33141

JIM SCHLOBOHM  
G/S BUILDING SVCS, INC.  
975 ARTHUR GODFREY ROAD,  
SUITE 202  
MIAMI BEACH, FL 33140

JAMECK, INC.  
MEL SCHLESSER, V.P.  
1400 OCEAN DRIVE  
MIAMI BEACH, FL 33139

MITCHELL MANTIN  
2929 COLLINS AVENUE  
MIAMI BEACH, FL 33139

JOAQUIN PEREZ & SONIA SOSA  
PEREZ  
THE LAW CENTER  
6780 CORAL WAY  
MIAMI, FL 33155

C. RAGAN & SON ROOFING  
5831 S.W. 195TH TERRACE  
FT. LAUDERDALE, FL 33332

LUIS ROCA  
9500 N.W. 77 AVENUE, B-4  
HIALEAH GARDENS, FL 33016

ROBERT SHERMAN  
1111 LINCOLN ROAD, SUITE 800,  
MIAMI BEACH, FL 33139

SWEZY, LEWIS V.  
ERIC MEDINA [CONST MGR.]  
100 S.E. 2ND AVE  
SUITE 3939  
MIAMI, FL 33131

STANLEY TATE  
TATE ENTERPRISES  
BRUCE SAWYER  
1175 N.E. 125TH STREET, SUITE 102  
NORTH MIAMI, FL 33161

WIESEN, J. LESLIE, INC.  
1029 N.E. 104 ST  
MIAMI SHORES, FL 33138

SOLOMON YUKEN  
U.S. FINANCIAL  
750 COLLINS AVENUE  
MIAMI BEACH, FL 33139

# NEIGHBORS

COVERING YOUR COMMUNITY

The Miami Herald

SUNDAY  
MARCH 29, 1998

7 BEACH

46 THE HERALD, SUNDAY, MARCH 29, 1998 AMB.

## NEIGHBORHOOD NEWS

### CITY OF MIAMI BEACH PUBLIC HEARING CONSOLIDATED PLAN APRIL 7, 1998 - 6:00 P.M.



The City of Miami Beach will hold a pre-development hearing for the City's next Consolidated Plan for the use of federal funds (HUD), on Tuesday evening, April 7, 1998, at 6:00 p.m. in the First Floor Conference Room, City of Miami Beach, City Hall, 1700 Convention Center Drive.

The purpose of this hearing is to obtain view from citizens concerning housing and community development needs and objectives. This will be the first of several meetings to be held during the development of the five-year Consolidated Plan.

The first fiscal year of the five-year period starts October 1, 1998. During that year, the City expects to receive approximately \$2.7 million in Community Development Block Grant (CDBG) funds, \$1.3 million in Home Partnerships Investment (HOME) funds, and \$108,000 in Emergency Shelter and (ESG) funds. Additionally, the City participates in the Housing Opportunities for People with AIDS (HOPWA) program administered by the City of Miami.

Funds can be used for variety of purposes. For further information about the programs, please call the City of Miami Beach, Department of Community/Economic Development at 305/673-7260.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office no later than five (5) days prior to the proceeding. Telephone (305) 673-7260 for assistance; if hearing impaired, telephone the Florida Relay service. Numbers, (800) 955-8871 (TDD) or (1800) 955-8770 (Voice), for assistance.

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# NEIGHBORS

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The Miami Herald

SUNDAY  
APRIL 19, 1998

THE HERALD, SUNDAY, APRIL 19, 1998 MB

## PUBLIC WORKSHOPS NOTICE



The City of Miami Beach Community / Economic Development Department has scheduled a series of workshops with target area residents, eligible block group residents and the general public as part of the Consolidated Planning Process. Matters to be discussed included housing and community development needs and objectives for the five year Consolidated Plan. Property owners, business owners and community-based organizations are invited and encouraged to participate at these workshops.

5:00 PM - 7:00 PM	April 30, 1998
City Hall, 1st Floor Conference Room	7:30 PM - 9:00 PM
1700 Convention Center Drive	Biscayne Elementary School
Miami Beach, Florida 33139	800 77th Street
	Miami Beach, Florida 33139

For further information, call City of Miami Beach, Department of Community/Economic Development at 305/673-7260.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's office no later than five (5) days prior to the proceeding. Telephone (305) 673-7260 for assistance; if hearing impaired, telephone the Florida Relay Service numbers, (800) 955-8771 (TDD) OR (800) 955-8770 (Voice), for assistance.

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# NEIGHBORS

7 BEACH

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The Miami Herald

THURSDAY  
MAY 7, 1998

MB THURSDAY, MAY 7, 1998, THE HERALD 17



## PUBLIC WORKSHOP NOTICE

The City of Miami Beach Community/Economic Development Department has scheduled a series of workshops with residents, the public in general, and other interested groups to provide input in the process of preparing the City's Consolidated Plan. Matters to be discussed include housing and community development needs and objectives for the five-year Consolidated Plan. Property owners, business owners and community-based organizations are invited and encouraged to participate at these workshops.

May 13, 1998

5:00 PM.

The Tavern Room, Colonial Bank Bldg.  
301 41st Street, 6th Floor  
Miami Beach, Florida 33140

7:30 PM.

Biscayne Elementary School Cafeteria  
800 77th Street  
Miami Beach, Florida 33141

For further information, call City of Miami Beach, Department of Community/Economic Development at 305/673-7260.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerks Office no later than five (5) days prior to the proceeding. Telephone (305) 673-7260 for assistance; if hearing impaired, telephone the Florida Relay service Numbers, (800) 955-8771 (TDD) or (1-800) 955-8770 (Voice) for assistance.

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# NEIGHBORS

COVERING YOUR COMMUNITY

SUNDAY  
MAY 31, 1998

7 BEACH

## CITY OF MIAMI BEACH DRAFT FIVE-YEAR CONSOLIDATED PLAN



On June 1, 1998, the City of Miami Beach, will make available after 2 pm, for public review and comment, the Draft Five-Year Consolidated Plan which governs certain federal grant programs. The Consolidated Plan sets broad goals for the use of federal funds and contains both a five-year overall strategy and a one-year Action Plan. The Five-Year Consolidated Plan outlines the use of funds received from the U.S. Department of HUD. As an Entitlement City, Miami Beach estimates that it will receive the following funds for FY 1998/99:

\$2,756,000	Community Development Block Grant
\$ 108,000	Emergency Shelter Grant
<u>\$1,361,000</u>	HOME Investment Partnership Grant
\$4,225,000	Total Funding Available for FY 1998/98

(October 1, 1998 through September 30, 1999)

The Consolidated Plan includes a process to involve the city's residents, community groups and social services agencies in the plan's development. As part of this process the city is providing interested citizens and organizations with a 30 day review and comment period. This comment period will run from June 1, 1998 through June 30, 1998. The Consolidated Plan will be available for review at any Miami Beach public library, the City Clerk's office and the city's Community/Economic Development Department. Copies may be obtained from the Community/Economic Development Department. A public hearing to answer questions and receive comments on the plan will be held June 18, 1998. After the 30 day comment period, a final plan will be prepared for approval by the City Commission and submission to HUD by the August 15, 1998 application deadline.

### COMMUNITY DEVELOPMENT BLOCK GRANT FUNDS - \$2,960,000

(Includes Entitlement Funds OF \$2,756,000, Reprogrammed Funds of \$200,000, and CMB Program Income of \$4,500)

#### Proposed Summaries of Project Activities Including but not limited to:

Elderly/Child Care/Youth and Special Needs Population Services	\$444,000
Rehabilitation and Preservation	\$454,950
Housing Rehabilitation	\$285,000
Homeownership / Housing Assistance	\$200,000
Business / Residential Area Street Improvements	\$485,000
Public/Neighborhood Facilities Rehabilitation	\$221,850
Economic Development/Job Creation Activities	\$277,850
Planning/Administration	\$592,000

### EMERGENCY SHELTER GRANT PROGRAM FUNDS - \$108,000:

Provision of emergency shelter, outreach and other supportive services	\$102,600
Planning and Administration	\$ 5,400

### HOME INVESTMENT PARTNERSHIP PROGRAM - \$1,361,000:

Planning and Administration	\$136,100
HOME Projects	\$256,850
City of Miami Beach Multi-Family Housing Rehabilitation Program	\$300,000
Community Housing Development Organization (CHDO):	
Operating Expenses	\$ 68,050
CHDO Set-Aside, development of rental and homeownership housing	\$600,000

Written comments may be submitted to the Community/Economic Development Department, 1700 Convention Center Drive, Miami Beach, FL 33139. For information on the Five-Year Consolidated Plan, please contact the Community/Economic Development Department at (305) 673-7260.

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# NEIGHBORS

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COVERING YOUR COMMUNITY

The Miami Herald

THURSDAY  
JUNE 4, 1998

MB THURSDAY, JUNE 4, 1998, THE HERALD 17

## PUBLIC WORKSHOP NOTICE



The City of Miami Beach Community/Economic Development Department has scheduled a series of workshops with residents, the public in general, and other interested groups to provide input in the process of preparing the City's Consolidated Plan. Matters to be discussed include housing and community development needs and objectives for the five year Consolidated Plan. Property owners, business owners and community-based organizations are invited and encouraged to participate at these workshops.

June 11, 1998

5:00 PM - 7:00 PM.

Biscayne Elementary School Cafeteria,  
800 77th Street

Miami Beach, Florida 33141

7:30 PM - 9:00 PM.

City Hall, First Floor Conference Room  
1700 Convention Center Drive

Miami Beach, Florida 33129

For further information, call City of Miami Beach, Department of Community/Economic Development at 305/673-7260.

In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerks Office no later than five (5) days prior to the proceeding. Telephone (305) 673-7260 for assistance; if hearing impaired, telephone the Florida Relay service Numbers, (800) 955-8771 (TDD) or (1-800) 955-8770 (Voice) for assistance.

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## Noticias de la Ciudad de Miami Beach

Visite los Departamentos del Gobierno Municipal de Miami Beach a través de la Internet:  
<http://ci.miami-beach.fl.us>



### CIUDAD DE MIAMI BEACH

#### ESBOZO DEL PLAN CONSOLIDADO DE CINCO AÑOS

El 1ro. de junio de 1998 la Ciudad de Miami Beach pondrá a la disposición del público después de las 2:00 p.m. Para que el público lo revise y comente, el Esbozo del Plan Consolidado de Cinco Años que gobierna ciertos programas de fundaciones federales. El Plan Consolidado establece metas amplias para el uso de fondos federales y contiene la estrategia en general para cinco años y un Plan de Acción de un año. El Plan Consolidado de Cinco Años describe el uso y los fondos recibidos del Departamento de HUD de los Estados Unidos. Como una Ciudad intitulado, Miami Beach estima que recibirá los siguientes fondos para el Año Fiscal 1998/99.

\$2,756,000	Fundación de Desarrollo Comunitario por Bloques
\$108,000	Fundación de Albergues de Emergencia
\$1,361,000	Fundación de Inversiones en Sociedad HOME
\$4,225,000	Total de fondos disponibles para el Año Fiscal 1998/99 (1ro. de octubre de 1998 hasta septiembre 30 de 1999).

El Plan Consolidado incluye un proceso para participación de los residentes de la Ciudad, grupos comunitarios y agencia del servicio social en el desarrollo del plan. Como parte de este proceso la Ciudad está proporcionando a los ciudadanos interesados y a las organizaciones con un periodo de 30 días para revisión y comentarios. Este periodo de comentarios se extiende desde el 1ro. de junio de 1998 hasta el 30 de junio de 1998. El Plan Consolidado estará disponible para revisión en cualquier biblioteca pública de Miami Beach y en el Departamento de Desarrollo Comunitario de la Ciudad. Se pueden obtener copias del Departamento de Desarrollo Comunitario Económico. Todos los comentarios recibidos por escrito durante este periodo serán contestados dentro de quince días. Una audiencia pública para contestar a preguntas y recibir comentarios acerca del plan se celebrará el 18 de junio de 1998. Después del periodo de comentarios, el plan final será preparado para aprobación por la Comisión de la Ciudad y presentado al HUD hasta el vencimiento para a solicitar, el 15 de agosto de 1998.

#### FONDOS DE FUNDACION DE DESARROLLO COMUNITARIO POR BLOQUES - \$2,960,000

Incluye fondos intitulados de \$2,756,000, Fondos Reprogramados de \$200,000, e Ingresos de Programa CMB de \$4,500).

Sumarios propuestos de actividades de proyectos, incluyendo pero no limitados a:

Cuidado de ancianos y niños y servicios	
población de necesidades especiales	\$444,000
Rehabilitación y Preservación	\$454,950
Rehabilitación de Viviendas	\$285,000
Asistencia para Viviendas en Propiedad	\$200,000
Mejoras a las Calles de Areas Residenciales y Comerciales	\$485,000
Rehabilitación de Instalaciones de Vecindarios Públicos	\$221,200
Actividades para crear Trabajos y Desarrollo Económico	\$277,850
Planificación y Administración	\$592,000

#### FONDOS DE PROGRAMA DE FUNDACIONES PARA ALBERGUE DE EMERGENCIAS - \$108,000

Para proveer albergue de emergencia, alcance

otros servicios de apoyo	\$102,600
Planificación y Administración	\$ 5,400

#### FUNDACION DE INVERSIONES EN SOCIEDAD HOME - \$1,361,000

Planificación y Administración	\$136,100
Costo del Proyecto para Adquisición y Rehabilitación	\$556,850
Organización de Desarrollo de	
Viviendas Comunitarias (CHDO):	
Costos Operacionales	\$68,050
Reserva CHDO, desarrollo de alquileres	
propietarios de viviendas	\$600,000

Los comentarios pueden ser presentados a el Departamento de Desarrollo Comunitario Económico 1700 Convention Center Drive, Miami Beach, Florida 3139. Los ciudadanos también pueden hacer sus comentarios en forma verbal y/o escrita a una audiencia pública señalada para el 18 de junio de 1998. Para información cerca del Plan Consolidado de Cinco Años póngase en contacto con el Departamento de Desarrollo Comunitario Económico al (305) 673-7260.



### AVISO DE REUNIONES DE TRABAJO

El Departamento de Desarrollo Comunitario Económico de la Ciudad de Miami Beach ha señalado dos reuniones de trabajo (workshops) el día 11 de junio de 1998 para residentes, público en general y otros grupos interesados en dar sus opiniones acerca del esbozo del Plan Consolidado de cinco años para fondos federales. Los lugares y las horas de las reuniones públicas son:

5:00 P.M.	7:30 P.M.
Cafetería del Colegio	Salud de Conferencias del
Elemental Biscayne	Primer. Piso del Ayuntamiento
# 800 de la calle 77	1700 Convention Center Drive
Miami Beach Florida 33141	Miami Beach Florida 33139

Para más información llame a la Ciudad de Miami Beach, Departamento de Desarrollo Comunitario Económico al (305) 673-7260

De acuerdo con los dispuesto en la Ley de Americanos con Limitaciones de 1990 las personas que necesiten acomodaciones especiales para participar en estos procedimientos deberán ponerse en contacto con el Secretario de la Administración Municipal por lo menos cuatro (4) días antes de los procedimientos. Teléfono (305) 673-7260 para recibir ayuda. Si tiene limitaciones de la audición llame por teléfono a los números del «Florida Relay Service», (800) 955-8771 (TDD) o (800) 955-8770 (Voice) para recibir asistencia.

# NEIGHBORS

COVERING YOUR COMMUNITY

The Miami Herald

7 BEACH

THURSDAY  
JUNE 11, 1998

NO THURSDAY, JUNE 11, 1998, THE HERALD 2

## CITY OF MIAMI BEACH

### PUBLIC HEARING

#### DRAFT CONSOLIDATED PLAN

JUNE 18, 1998 - 6:00 P.M.



Notice is hereby given that the City of Miami Beach will hold a Public Hearing on the City's draft five-year Consolidated Plan on Thursday, June 18, 1998, at 6:00 p.m. in the Community Room, First Floor, City of Miami Beach Police Department, 1100 Washington Avenue, Miami Beach.

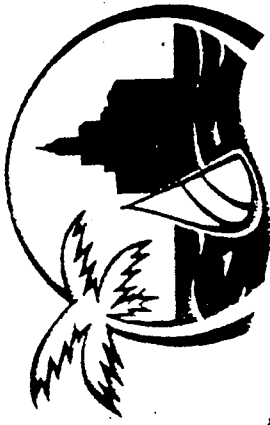
The purpose of this hearing will be to receive input and comments from citizens on the draft of the five-year Consolidated Plan for federal funds. The Consolidated Plan includes the One-Year Action Plan for FY 1998/99 for the Community Development block Grant (CDBG) Program, the Emergency Shelter Grants (ESG) Program and the HOME Investment Partnerships Program (HOME).

Copies of the five-year Consolidated Plan are available for review at the City Clerk's office, the Miami Beach public libraries, and the Community/Economic Development Department located in City Hall, 3rd floor, 1700 Convention Center Drive, Miami Beach. Interested residents and other parties are encouraged to provide their comments on the Consolidated Plan at the Public Hearing.

For further information, call City of Miami Beach, Department of Community/Economic Development at 305/673-7260.

Pursuant to Fla. Stat. 286.015, the City hereby advises the public that: if a person decides to appeal any decision made by this Board, agency or commission, with respect to any matter considered at its meeting or hearing, he will need to request a verbatim record of the proceedings, and that for such purpose, affected persons may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based. This notice does not constitute consent by the City for the introduction or admission of otherwise inadmissible or irrelevant evidence nor does it authorize challenges or appeals not otherwise allowed by law. In accordance with the Americans with Disabilities Act of 1990, persons needing special accommodation to participate in this proceeding should contact the City Clerk's Office no later than five (5) days prior to the proceeding. Telephone (305) 673-7260 for assistance; if hearing impaired, telephone the Florida Relay service Numbers, (800) 955-8771 (TDD) or (1800) 955-8770 (Voice), for assistance.

# Art Deco Tropical



Miami Beach Art Deco Publishing Inc. / Jueves 18 de junio de 1998 / Año 7. Número 211



## AVISO DE REUNION DE LA COMISION DE LA CIUDAD PARA INFORMACION SOBRE EL PRESUPUESTO

POR LA PRESENTE SE AVISA QUE se celebrará una reunión por la Comisión de la ciudad de Miami Beach sobre información acerca de los Presupuestos Solicitados para el Año Fiscal 1998/99 para los Departamentos de Bomberos, Policía y Recreación/Cultura y Parque, el jueves 18 de junio de 1998 comenzando a las 3:00 p.m. en el Salón de Conferencias Grande del Administrador de la Ciudad en el 4to. piso del Ayuntamiento, 1700 Convention Center Drive, Miami Beach Florida.

Las indagaciones relativas a este asunto deberán ser dirigidas a la Oficina de Administración y Presupuesto al 673-7510. Esta reunión pudiera ser abierta y continuada, y bajo tales circunstancias no se proveerán avisos legales adicionales.

Todas las personas están invitadas a asistir a esta reunión o a estar representadas por agentes, o a expresar sus puntos por escritos dirigido a la Comisión de la Ciudad, a cargo del Secretario de la Administración Municipal, 1700 Convention Center Drive, Primer piso del Ayuntamiento, Miami Beach Florida, 33139.

De acuerdo con los dispuesto en la Ley de Americanos con Limitaciones de 1990 las personas que necesiten acomodaciones especiales para participar en estos procedimientos deberán ponerse en contacto con la Oficina del Secretario de la Administración Municipal por los menos 4 días antes del procedimiento, teléfono (305) 673-7411 para recibir ayuda; si tiene limitaciones de la audición llame por teléfono a los números del «Florida Relay Service», (800) 955-8771 (TDD) o (800) 955-8770 (Voice) para recibir asistencia.

En cumplimiento de la Sección 286.0105, de los Estatutos de la Florida, la ciudad por medio de la presente advierte al público que: Si una persona decide apelar una

decisión hecha por estas Juntas con respecto a cualquier asunto considerado en esta reunión o audiencia, esta persona tiene que asegurarse que se haga una transcripción literal de las actuaciones, cuya transcripción debe incluir el testimonio y la evidencia que sirven de base a la apelación. Este aviso no constituye un consentimiento de la Ciudad para la introducción o admisión de evidencias que pudieran ser inadmisibles o irrelevantes, ni autorizar retos o apelaciones que no sean permitidas por la ley.

**CITY OF MIAMI BEACH  
CONSOLIDATED PLAN  
SUMMARY OF COMMENTS FROM PRE-DEVELOPMENT PUBLIC HEARING**

**April 7, 1998, 6:00 P.m.**

**City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139**

**Victor Diaz, Miami Beach Hispanic Community Center** - Cited that a large percentage of the Miami Beach residents living in very low income level households are Hispanic and in need of services that provide advice in their own language (Spanish). He also stated that the City should not reallocate funds from public services to street improvement.

**Margarita Cepeda, Laura Molina, Olga Lorenzo, Hispanic Community Center** - Cited that the center provides services in Spanish to the Hispanic community, filling a gap that other services are not providing.

**Margarita Cortes, Pablo Constriciani, Steven Gagnon, Art Center of South Florida** - Cited that the Art Center of South Florida is the only rent subsidized studio/exhibition space in the nation for juried member artists that is opened to the public, offering the artists an opportunity to have contact with major collectors, and interaction with the people.

**Jane Gilbert, Art Center of South Florida** - Stated that the Art Center has educational programs, helps develop artists with their artwork and increasing their incomes.

**Marlene Gonzalez, Violeta Pelgrim, Manny Fernandez, Lucia Mosquera, Hispanic Community Center** - Stated the need for more programs for children. The Hispanic Community Center has a variety of children's programs; and offers adults and children information about the public services available to them.

**Lucia Mosquera, Hispanic Community Center** - Stated that the people in the area where she lives require special attention because the neighborhood is segregated from the rest of the community.

**Amy Smoyer, Shelborne House** - Stated that there is great need for child care services, especially for infants. Ms. Smoyer informed the Committee that her daughter was on a child care waiting list for over a year before she was accepted into a program. As a mother, she supports St. John's Child Care for their quality of service and all other child care service providers in general.

**J. D. Steel, The Bridge Theater** - Stated his support for the arts and historic preservation, particularly for the rotunda building attached to the main library building of Miami Beach which is a historical site that should be preserved and used for the arts.

**Olga Golik, Douglas Gardens Community Mental Health Center** - Provided statistical reports on the homeless people in Miami Beach. Ms. Golik stated that the City has a high

percentage of homeless and people living at the poverty level who are also affected by mental health problems.

**Jo Asmundson, Miami Beach Adult Education** - Stated her support for this program by saying it is very unique because it closes the inter-generational gap by placing children with seniors.

**Matti Bower** - Stated that CDAC does great work for citizens that are never heard from in the City. This Committee is the only voice that low and moderate income people may ever have. Ms. Bower stated the need for child care services; children's and adult education; housing; and more children's programming to be served by the recreation department.

**Franklin Sabala Velez, HIV/AIDS - Homeless Committee** - Spoke on behalf of several organizations: people with HIV/AIDS, the disabled and hearing impaired. He cited that there is 12 percent of the population of Miami Beach that is HIV positive; and that there are several pharmaceutical companies donating materials for testing and education for HIV/AIDS. He also stated that a City ordinance prohibits roller blading in the parks when these areas should be available for the children to roller blade.

**Neil McGuffin, Deputy Director, Miami Beach Housing Authority** - Cited the increased need for affordable housing for people who work in the City of Miami Beach. The Housing Authority provides safe, quality, and affordable housing for low and moderate income level residents of the City through the Section 8 program for public housing. Further, he would like to see an increase in the availability of rental units and homeownership.



**Other ATTENDEES of the Public Hearing on April 7, 1998, who declined to speak since they would be making a separate presentation before the Community Development Advisory Committee at a later date.**

Robert P. Horton, Miami Beach Adult Educational Center  
Dr. Bill Kipp, Mt. Sinai Health Center  
Denis Russ, Miami Beach Community Development Center  
Dr. Ronald Shane, Shane Family Foundation  
Ada Llerandi, AYUDA/RAIN  
Leslie Thompsett/RAIN  
Felix Munoz, Hispanic Community Center  
Carmen Granda, AYUDA Inc.  
Salomon Yuken, AYUDA, Inc.  
E. Jacques, Children Psychiatric Center  
Dalia S. Garcia, Rotary Club of Miami Beach  
Donald P. Shockey, North Beach Development Corp.  
Mel Rubel, Biscayne Point Home Owners Assoc.  
Lesley Juara, Hispanic Community Center  
Raymond Aelin, Hispanic Community Center  
William Calderin, Hispanic Community Center  
Ava Rado, Center for Emerging Art

**Summary Comments from the Community Development Advisory Committee (CDAC).**

Issues related to safety and security; crime deterrence activities such as increased street lighting; prioritized funding for school programs to address overcrowding and afterschool programs; gang prevention; job/vocational training and small business development; HIV/AIDS awareness and education, treatment; all areas of education, more affordable housing, family housing; housing for tourist and service industry employees, development of a business community, small business incubator programs, technical assistance for small businesses; screening and treatment for HIV/AIDS; youth programs for elementary, middle and high school children; child care for infants, preschool and afterschool; programs for the homeless; improved cleanliness of public streets; basic level of street improvements and streetscapes for all areas of the Beach; health, greater public information on the Community Development process; concerns with automobile theft and break-ins; and lack of sufficient parking and problems with increased traffic and traffic congestion.

**CITY OF MIAMI BEACH  
CONSOLIDATED PLAN  
SUMMARY OF COMMENTS FROM ADDITIONAL PUBLIC MEETINGS**

**April 30, 1998, 5:00 p.m.**

**City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139**

**Ruth Gudis** - Concerned about the cost and quality of one particular multifamily rehabilitation project (1220 Marseilles Drive); discussed three years versus five years affordability of the multifamily rehabilitation program; expressed personal concerns with the City's federal programs as they relate to development, housing, street improvements, and homeownership programs.

**Marjorie York, Volunteer on Various Community Boards** - Expressed opinion that low income housing is a necessity specially for the elderly; more services needed for the elderly, specially transportation and meals sites; and mentioned the needs of the homeless.

**Nahum Y. Gross** - Expressed interest in keeping 41st Street area as a family oriented neighborhood; cited lack of availability of schools and Synagogues in the area; and wanted more information on federally subsidized home mortgages.

**Count L. F. M. de W Rosenthal e Meyerbeer W Chudzikiewicz h. Chodkiewicz, South Beach Civic Association** - Expressed concerns with drug activity by illegal immigrants residing in apartments and condominiums in the South Beach area; overall increase in crime; increased rents in buildings that have been rehabilitated; preservation of historical districts; more affordable housing in the South Beach area; and contested the accuracy of homeless survey figures.

**Franklin Zavala Velez, HIV Planning Council, HOPWA** - Expressed increased need for affordable housing in the North Beach area, special care housing for women and children; safer environment and housing for men, women, and children with tuberculosis,

**April 30, 1998, 7:30 p.m.**

**Biscayne Elementary School, 800 77th Street, Miami Beach, FL 33141**

**Ted Berman** - Concerned about domestic violence in the community. Housing should be modified to larger units according to the changes in the needs of the community, in order to accommodate larger families, and available parking should increase. The City should encourage elderly people to move into the area and provide them with appropriate public services. Lack of law enforcement and code enforcement also need to be addressed.

**Michael Rotbart** - Concerned with the lack of a youth center in the North Beach Area; that

there are no funds for property maintenance; insufficient funds for the North Beach Area, 77th Street in particular; increased street improvements; and problems with the flow of traffic in the area.

**Loi Ji Turk** - Expressed concerns about traffic and speeding; lack of sufficient police visibility; problems with gangs, drugs, graffiti, street cleanliness, watering and sprinkling; illegal dumping at parking lot between 72nd and 73rd Street; lack of benches and buss shelters; and housing.

**May 13, 1998, 5:00 p.m.**

**Colonial Bank Building, 301 41st Street, Miami Beach, FL 33140**

**Thomas Aydlott** - The formerly homeless persons forum originally started four (4) years ago to empower the homeless by developing plans to prevent homelessness. The organization has gone mobile, and the past three (3) months it has met at the 6th Street Community Center with the Housing Authority on the 2nd Monday of the month.

**Nicholas Spill, Orchid Park Neighborhood Association** - Stated that the residents request street improvement in the area of 42nd Street, including consistent landscaping and lighting.

**May 13, 1998, 7:30 p.m.**

**Biscayne Elementary School, 800 77th Street, Miami Beach, FL 33141**

**Jo Asmundsson, Miami Beach Tax Payers Association** - Spoke on behalf of housing, to request the restoration of existing housing, not new or additional housing. Existing housing should be modified to improve the appearance and atmosphere, and also encourage inter-generational living.

**E. Joan Clay, property owner** - Discussed the problems with crime in the area such as car vandalism, attempted property break-ins, lack of sufficient parking in the North Beach area, traffic problems with congestion and accidents from poorly marked street intersections; problems with other property owners not keeping their properties well maintained, thus driving the rents and property values downward.

**Sarah and Bryan Brill** - Cited parking and traffic problems in the north area, stating concerned about over developing this area. Cited problems with drug activities, and crime. Requested to improve police protection by increasing police patrol in the area of Marseilles Drive. This area also requires street improvement and develop more youth services and affordable housing.

**June 11, 1998, 7:30 p.m.**

**Biscayne Elementary School, 800 77th Street, Miami Beach, FL 33141, 5:00 p.m.**

**Maryon Freifelder**- Identified herself as a former member of the Community Development Advisory Committee. She stated her disillusionment with many of the changes in Miami Beach. As a resident of Parkview Island she stated that it is not located in the target area. The neighborhood has problems with drugs, gangs, overcrowded housing, and no recreational facilities for the children in the area. She stated her opinion that redevelopment/revitalization should expand to other areas of the City, not just South Beach. She claimed that Miami Beach has more Section 8 housing than other cities in the Miami-Dade area. She further stated her opinion that if the City does not apply for CDBG it does not have to accept Section 8 housing. She claimed that HUD does not maintain or make housing inspections to their program participants, and that the City building codes need to be enforced.

**Muriel Kadin** - Cited that the area of Hawthorne and 79th Terrace is deteriorating, whereas other areas of the City have received CDBG funding for street improvements, and North Beach has been left out. There is litter in the street, dog feces, crime, traffic and parking problems, trucks are improperly parked and have been reported to the Parking Department, yet the problem was not addressed.

**E. Joan Clay, property owner** - Cited her concerns and difficulty she has in finding suitable tenants for her building due to the run down environment in this vicinity. She stated that tenants leave the area because of the problems with insufficient parking, high traffic and congestion, and crime.

**June 11, 1998, 7:30 p.m.**

**City Hall, 1700 Convention Center Drive, Miami Beach, FL 33139**

**Bill Rios, H.O.P.E. Representative, and Fair Housing Education Outreach and Education Coordinator** - Made a brief presentation of the H.O.P.E. Program and its role on Miami Beach to address and educate the City and its residents on fair housing issues with respect to housing discrimination and tenant prejudice.

Harry S. Mavrogenes, Assistant City Manager, stated that Mr. Rios prepared a video on fair housing for the City that has been used and televised on the City's cable station.

**Count L. F. M. de W Rosenthal e Meyerbeer W Chudzikiewicz h. Chodkiewicz, South Beach Civic Association** - Made various comments and opinions on the draft Consolidated Plan. He stated that there will be a need for affordable low and medium income level family housing and day care services for the employees of the Convention Center Hotels once they become operational. He further stated his concern with the kind of high density development activities currently underway in the City, and that affordable housing projects cannot be separated. He stated his concern with illegal immigrants who

overextend their six-month visas. He asked why the Housing Authority does not have a newsletter, and he would like to see Mayor Kasdin revive a newsletter for Miami Beach.

**Matti Bower** - State her opinion that residents need to be educated about the difference between what is affordable housing and what is slum housing. She further stated that there needs to be more affordable housing to encourage police officers and other city employees to live in the City.

**Ruth Pasarelli-Valencia, Miami Beach Housing Authority Commissioner** - Stated that as tenant of Section 8 housing, she has been discriminated against by building managers. Stated that affordable rental housing is not available, and that people who work in Miami Beach should be able to reside in the area. Ms. Passarelli-Valencia praised the Recreation, Culture and Park Department's after school and summer programs.

**Gladys R. Hernando** - Stated that the 80/20 program would benefit the community; and the City should consider implementing this program in addition to the low/moderate affordable housing program. Child care and after school programs for children need to be addressed; there should be an after school program at the schools.

**Miriam Ortiz, ASPIRA of Florida** - Stated her appreciation for the Community Development Advisory Committee and the City's support of the ASPIRA program on Miami Beach. She shared the success stories of many of the members of ASPIRA, stating that their organization represents more than 700 children. The organization provided more than 102 children and teens the opportunity to travel to leadership development training seminars and a retreat. ASPIRA has a yearly Young Latina Conference, and weekly counseling sessions at local schools and the center on Sixth Street.

**Amy Turkel, Miami Beach Housing Authority** - Cited the importance in continuing a spirit of partnership between the City, the Housing Authority, and community based other organizations in the development and implementation of the Consolidated Plan.

**CITY OF MIAMI BEACH  
CONSOLIDATED PLAN  
SUMMARY OF COMMENTS FROM FINAL PUBLIC HEARING**

**JUNE 18, 1998, 6:00 P.M.**

**Police Department, 1100 Washington Avenue, Miami Beach, FL 33139**

**Ruth Pasarelli-Valencia, Miami Beach Housing Authority** - Commended Sugar Firtel and the Department of Recreation, Culture and Parks for the recreational programs available to children. Ms. Pasarelli-Valencia stated her support for the City's Consolidated Plan, and added that affordable quality child care and child care for extended hours for low, and moderate income level people are needed in the City. She stated that the Miami Beach Housing Authority has over 200 people on its waiting list for child care service.

**Agi Long, C/ED, Log Cabin** - Thanked the Community Development Advisory Committee (CDAC) for their support for the Log Cabin Nursery program. She stated that the Log Cabin provides personal skills training and work skills development for 53 developmentally disabled adults. The program helps them to be self-sufficient and improve their self-esteem.

**Cecilia Hunt, Little Havana Activities and Nutrition Center** - Stated that the quality child care provided by the Little Havana Activities and Nutrition Center is needed in this community as more families with children move to the area; she further stated that the Center provides employment for previously unemployed seniors through its intergenerational child care program.

**Josefina Carbonell, President, Little Havana Activities and Nutrition Center** - Spoke on behalf of the Center and was also representing the senior citizens living in Miami Beach who need non-Kosher meal service. She stated that over 67% of the clients served by her organization are below poverty level and 91% of the low income individuals served are over the age of 65.

Stanley Shapiro, CDAC Member, suggested to Mrs. Carbonell that her organization request from the Miami-Dade County Commissioners, who represent her organization's district, to assist the Center in finding the shortfall in funds, perhaps through the commissioners discretionary funds.

**Neil McGuffin, Miami Beach Housing Authority** - Stated that the Housing Authority would like to continue to work in partnership with the City to provide opportunities for home ownership and rental housing.

**Grace Calvani, Executive Director, Latin Chamber of Commerce** - Cited the need for job training and work skills development that assist individuals find employment.

**E. Joan Clay, Co-owner of property at 7633-35 Dickens Avenue** - Cited that the North

Beach area has been neglected in the past, and requested that the Committee include them in the Consolidated Plan when addressing the needs of the North Beach area. She stated that this area has parking problems and congested traffic; her building has lost tenants because their apartments have been broken into, there is a lack of adequate parking for tenants and visitors to the area, and incidents of crime.

**Deborah Monaco, Miami Beach, employee of Suntrust Bank** - Stated that she had to send her son to stay with her mother in Puerto Rico because she could not find suitable nor affordable child care in the area. Ms. Monaco supports Housing Authority Commissioner Pasarelli in her efforts to provide quality child care for Miami Beach.

**Sagoris Oquet, Artist** - Spoke in favor of having affordable and adequate summer camps for small children in the South Beach area (6th Street and Lenox Avenue). She stated that Muss Park does not have proper shelter for the children attending summer camp. There is a lack of safe space for children to play and ever since a crisis center was built near the South Beach Elementary School, there have been problems with children being exposed to people who have mental problems, or to the many homeless people in the area. She expressed her concern of having children play near these areas.

**Bianca Matos** - Identified herself as a recipient of subsidized housing and made a simple request for more affordable child care.

**Denis Russ, Miami Beach Community Development Corporation (MBCDC)** - Cited that the Consolidated Plan needs to combine services; his organization wants to continue to work with the City and other community based organizations to improve the urban quality of life, engage in historic preservation, economic development, provide more housing, and social services. He stated that his organization is working to develop/rehabilitate several buildings where social services can be provided in accordance with the needs of the tenants and surrounding residents of the area. He further stated that MBCDC works in partnership with RAIN, UNIDAD and other agencies to provide social services for children, families, and seniors.

**Viviane Jimenez** - Spoke in favor for more affordable child care. She state that the fee for her child care through the Parks Department was waived last year, but that this year she will be charged \$178 for the summer program due to a lack of funds to supply waivers.

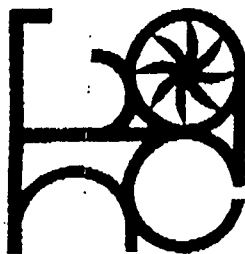
Gary Knight, CDAC member, made summary comments of what he had heard during public testimony during the public hearing. In particular, he expressed his concern about the need for social services in the community. He suggested to members in the public hearing audience that they consider contacting Ms. Barbara Sanchez Virgos, a Crime Prevention Specialist with the Miami Beach Police Department (telephone 305/673-7013), who could perhaps work with neighborhood groups to develop programs that will address issues of crime.

**OTHER ATTENDEES OF JUNE 18, 1998 PUBLIC HEARING WHO DECLINED TO SPEAK**

Esther L. Algarin  
Rene Fernandez de Lara  
Esther Jay Pedro  
Ruth Bland  
Salvador L. Gutierrez  
Jeffrey Wilkinson  
Ruth Rubio  
Amparo Quintana  
Porfiro Madrigal  
Dora Pat Guerra  
Marsha Dach  
Violeta Pelginu  
Beatrice Velandro



**WRITTEN PUBLIC COMMENTS RECEIVED DURING PUBLIC COMMENT PERIOD OF  
JUNE 1, 1998 - JUNE 30, 1998 ON DRAFT OF FIVE YEAR CONSOLIDATED PLAN**



LITTLE  
HAVANA  
ACTIVITIES  
& NUTRITION  
CENTERS OF  
DADE COUNTY  
INC.

700 S.W. 8th Street  
Miami, Florida 33130-3300  
(305) 858-2610  
Executive Offices  
(305) 858-0887 / Ext. 223  
Fax (305) 854-2226

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*Board Chair*

Josefina Carbonell  
*President*

Margarita M. Alemany-Moreno  
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Sylvia G. Iriondo  
Sergio Pereira

Rafael Villaverde  
*Founder*

June 9, 1998

Mayor Neisen O. Kasdin  
and all City Commissioners  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, FL 33139

Honorable Mayor and Commissioners:

We have recently learned that our agency, Little Havana Activities and Nutrition Centers of Dade County, Inc., will be receiving \$20,000 less in funding for FY 1998-1999.

I cannot begin to describe our disappointment with this major cut in our funding from the City of Miami Beach and the negative impact it will have on the elderly of the city that we serve. \$20,000 less in funding will make us reduce the number of meals served at our Stella Maris Senior Center, located at 8638 Harding Avenue, by 9,174 meals. The reduction of 9,174 from the total of 10,800 meals currently being served will require us to permanently close the Stella Maris Center which is very much needed by the voters of that district. This cut will only serve to increase the number of people on our waiting list at the other Miami Beach Senior Center. To many of these elderly, this hot meal represents the one complete meal they have during the day; for some the only meal they have during the day because of their financial situation.

We truly feel distraught that our agency will lose this funding and consequently, will have to cut back services to those most in need in Miami Beach: the elderly, and that our funds have been cut to provide funding to new programs. We cannot understand this reasoning. Funds are being taken from those in greatest need to provide services to those with much less of a need.

We would appreciate for the sake of the elderly of Miami Beach that you reconsider and grant us the funds that are being cut. Otherwise, it is those worse off and in greatest need of service in Miami Beach that will suffer.

Thankyou for your consideration of this request on behalf of our elderly participants.

Sincerely,

*Elisa M. Juara*

Elisa M. Juara  
Nutrition Director

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



COMMUNITY/ECONOMIC DEVELOPMENT DEPARTMENT

COMMUNITY DEVELOPMENT & HOUSING  
305 673-7260

ECONOMIC DEVELOPMENT  
305 673-7191

FAX  
305 673-7772

June 18, 1998

Ms. Josefina Carbonell, President  
Little Havana Activities and Nutrition Centers of Dade County (LHANC)  
700 SW 8th Street  
Miami, FL 33130-3300

Dear Ms. Carbonell:

I received a copy of a letter dated June 9, 1998, that Ms. Elisa Juara, Nutrition Director, sent to the Mayor and Commissioners. I am very disappointed that this letter was sent to the Mayor and Commissioners without first having spoken directly to me or my staff about the intent of your organization to cease funding the operation of the Stella Maris Senior Center. As you know, this was a program for which I strongly advocated and suggested that the LHANC open in this location, which would benefit our elderly in the north end of Miami Beach. As such, the Administration will not support your decision to close the Stella Maris Center.

Had you first spoken to me or my staff, you would have been told why the Administration had to make the difficult decision to reduce funding for the LHANC elderly meals program. First, as you must know, the City of Miami Beach received an overall \$80,000 reduction in its CDBG funding, thus also reducing the amount of money available for public services - a category which is the most competitive for CDBG funding and in which your organization submitted two proposals. Recognizing the difficulty in not being able to fund all requests for the amounts proposed, staff and the Community Development Advisory Committee (CDAC) had the onerous task of carefully reviewing all funding requests and proposals. Several factors were taken into consideration during the review and evaluation of the proposals. Among them were the organization's overall size of operating budget, the number of years of past CDBG funding, the amount of funding received over the years, the ability to achieve a level of self-sufficiency and whether or not an agency had identified other sources of funding that would leverage CDBG dollars. In addition, the CDAC felt very strongly about "opening up" the pool of CDBG dollars for other, newer projects and activities.

While it is always a very difficult task for both the Administration and CDAC to determine the level of funding for projects and activities in the public services category, your organization, the Little Havana Activities and Nutrition Centers of Dade County, did

Ms. Josefina Carbonell  
LHANC  
June 18, 1998  
Page 2

receive a combined 20% of the CDBG funds available for public services. The Rainbow Intergenerational Child Day Care program received \$48,500 and the Elderly Meals program, \$45,000 for a total of \$93,500. This is significant given that the total amount for public services is \$444,000. In that light, the City would expect that your organization work with us to try to keep the Stella Maris program going, and locate other funding sources which your organization has.

I understand your disappointment in the funding cut. It is my hope, however, that you understand the great difficulty we have in making these decisions and in light of the explanation given above understand the proposed funding recommendations. The City of Miami Beach greatly appreciates and supports the services provided by the LHANC which benefits both our elderly and children, and for this reason your organization received an overall high level of funding.

Should you wish to discuss this matter, please feel free to contact me at 305/673-7010.

Sincerely,



Harry S. Mavrogenes  
Assistant City Manager

c: City Manager  
Randolph Marks, C/ED Division Director  
Joanna Revelo, CDBG Projects Coordinator



# DOUGLAS GARDENS COMMUNITY MENTAL HEALTH CENTER OF MIAMI BEACH

RECEIVED

98 JUN 15 PM 12:05

DEVELOPMENTAL DISABILITIES  
PRESERVATION SERV. DEPT

701 Lincoln Road  
Miami, Beach, 33139  
Phone: (305) 531-5341  
Fax: (305) 532-5322

Sophia & Nathan Gumenick  
Alzheimer's Respite Center  
1733 N.E. 163rd Street  
North Miami Beach, FL 33162  
Phone: (305) 940-3510

Skills-Learning Center  
1733 N.E. 162nd Street  
North Miami Beach, FL 33162

North Miami Beach Residence  
1700 N.E. 21st Avenue  
North Miami Beach, FL 33162  
Phone: (305) 945-5340

Miami Beach Residence  
7100 Rue Granville  
Miami Beach, FL 33141  
Phone: (305) 864-7748

North Miami Residence  
13390 N.E. 6th Avenue  
North Miami, FL 33161  
Phone: (305) 899-1224

Crisis Residence  
629 Lenox Avenue  
Miami Beach, FL 33139  
Phone: (305) 538-7710

Mayfair Residence  
1960 Park Avenue  
Miami Beach, FL 33139

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Executive Director  
Daniel T. Brady, Ph.D.

June 12, 1998

Miguel Del Campillo  
Housing Coordinator  
City of Miami Beach  
City Hall 1700 Convention Center Drive  
Miami Beach, Florida 33139

Dear Miguel,

Thank you for an opportunity to review the The City of Miami Beach Consolidate Plan - 1998-2003. In reviewing the document we identified several factual errors and would like to bring them to your attention.

On page 28 **the number of total homeless persons on Miami Beach is reported as 84.** We believe that this number is **incorrect.** This error is repeated throughout the document. The number in the Department of Family and Children's District 11 report was 184, however this was the number of homeless individuals actually counted in the census. As noted in my letter to the City of April 7, 1998, this number is then doubled to account for homeless persons who are hidden from public view. It is not doubled in the State's report because these are the actual persons mapped in the geo-coding graphs. The Homeless Providers' Forum and the Dade County Homeless Trust both recognize that the number needs to be doubled. **We estimated, based on a series of counts in the area, that the total number of homeless persons, individuals living on the street, in Miami Beach ranges from 250 to 300.** On page 39, the number of individual homeless youth and adults is incorrect. The majority of homeless on Miami Beach are adults, not youth as incorrectly shown in the chart.

On page 41 the document states that there are 2,250 individuals with mental illness in the City. The Center's estimates that there are between 8,000 and 14,000 seriously mentally ill persons living in the Miami Beach Area. We have attached an estimate of the number of mentally ill which the Center used in its Strategic Planning process.

On page 32 a chart appears which identifies 1,237 group homes and ALF on Miami Beach. On the list appear four buildings (the Continental Hotel, the Eastern Sun, the Park Retirement Hotel, and the 6060 Indian Creek Realty) that are currently not in operation as either group homes or ALF. These four represent a quarter of the identified capacity.

Accredited by



BENEFICIARY AGENCY  
United Way of Dade County



, Greater Miami Jewish Federation, City of Miami Beach, and Miami-Dade County.

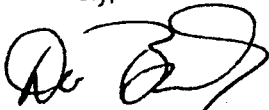


These **errors significantly change the needs assessment portion of the Plan**. The Continuum of Care Gaps Analysis chart is incorrect due to the error in the number of homeless. Attached in the Gaps Analysis prepared by Miami Dade County which shows a high need in all transitional and permanent housing levels, which makes it difficult to explain why there would not be a high need in Miami Beach, given that few of the programs are based here.

The under identification of the homeless and mentally ill, the over estimation of the number of group homes and ALF's, the statement that a large proportion of Miami Beach's low income population has a "housing cost burden" and the statement that occupancy rates in subsidized housing are nearing 100%, **should lead to the development of additional low income, special needs and supportive housing programs as being a priority in the plan.**

We hope that our feedback is helpful.

Sincerely,

A handwritten signature in black ink, appearing to read 'Daniel Brady', with a stylized flourish at the end.

Daniel Brady, Ph.D.  
Executive Director

cc: Olga Golik, DGCMHC  
Angelo Castillo, HUD  
Hilda Fernandez, Homeless Trust  
Elaine Wright, Florida Planning Group  
Joanna Revelo, City of Miami Beach

## Prevalence of Mental Illness

The Center for Mental Health Services has developed the following table to estimate the prevalence of serious mental illness among the adult population.

Prevalence of SMI Among Adults Population

Disorders	Percent of Adult Population
All disorders	21.9%
Phobias	10.9%
Major depression	5.0%
Obsessive compulsive disorders	2.0%
Panic disorders	1.3%
Bipolar disorders	1.2%
Schizophrenia	1.0%

In addition to the Center for Mental Health Services estimate, a number of studies conducted in the 1980s-1990s was summarized into a Department of Children and Families report titled "estimation of 12-month Prevalence of Serious Mental Illness" (April, 1997). That reports estimates the percentage of persons with serious mental illness (SMI) in Miami-Dade County to be 9%, as compared to 5.4% as the national average. This percentage represents the projected number of SMI persons who reside in non-institutional households.

This same study states that 50% of the homeless have SMI, 80% of whom are adults (higher percentage than other homeless reports). Serious Mental Illness is defined as "persons ages 18 and over who at any time during an index year, had a diagnosable mental, behavioral or emotional disorder that met DSM-IV criteria and that resulted in functional impairment which substantially interferes with or limits one or more major life activities".

If 9% of the population of Miami Beach has SMI, then a projected 8,266 persons on Miami Beach have a serious mental illness. If the estimates based on the table developed by the Center for Mental Health Services are accurate, the Miami Beach area would have over 14,000 seriously mentally ill adults.

# Continuum of Care: Gaps Analysis 1998-99

Individuals (as 65% of total pop)			Estimated	Current	Current	Unmet Need/	Relative
	%	Need	Inventory	Avail 6/99	Gap	Priority	
Beds	Emergency Shelter Beds		1,162	921	921	241	M
	Transitional Housing Beds		2,439	960	960	1,479	H
	Permanent Housing Units		2,439	822	164	2,275	H
	Total		6,040	2703	2,045	3995	

Estimated Sub-Population	Chronic Substance Abusers	40%	1,951	810	616	1,336	H
	Seriously Mentally Ill	12%	585	263	200	386	H
	Dual-Diagnosis	11%	537	118	90	447	H
	Veterans	10%	488	28	56	432	H
	Persons with AIDS/HIV	5%	244	186	141	103	H
	Victims of Domestic Violence	4%	195	0	0	195	H
	Youth	unkn	unkn	0	0	unkn	unkn
	General other	29%	1,415	1,256	955	460	H
	medically needy/physically disabled	2%	98	42	42	56	H
		113%					

Persons in Families with Children (35%)							
Beds	Emergency Shelter Beds		625	418	418	207	M
	Transitional Housing Beds		1,401	1,102	877	524	H
	Permanent Housing Units		841	593	119	722	H
	Total		2,867	2113	1,414	1,453	

Estimated Sub-Population	Chronic Substance Abusers	10%	224	82	52	172	H
	Seriously Mentally Ill	10%	224	249	159	65	H-trans
	Dual-Diagnosis	7%	157	212	136	21	H-trans
	Veterans	1%	22	0	0	22	M
	Persons with AIDS/HIV	5%	112	40	26	86	H
	Victims of Domestic Violence	21%	471	115	74	397	H
	General other	48%	1,076	977	625	451	H
	medically needy/physically disabled	1%	22	0	0	22	H
		103%	2,309				

Supportive Services for Individuals and Families *							
	Job Training/Employment		3,058		645	2,413	H
	Case Management		7,044	3,443	2,540	4,503	H
	Child Care		932		686	246	H
	Substance Abuse Treatment slot		2,113	1,094	1094	1,019	H
	Mental Health Care		2,465	834	834	1,631	H
	Housing Placement		640	60	60	580	H
	Life Skills Training	not tracked as independent service					
	Outreach contacts		17,609	12956	12956	4,653	H
	Legal Services		704	500	500	204	H
	Primary Health Care		8,907	6880	6880	2,027	H

\* These services (units/slots/visits) are currently available to both individuals and families and there is no difference between these populations. Hence the supportive services charts have been merged to reflect services to both singles and families. One person equals one slot, which may need more than one visit.

Please note: some subpopulations show more beds in current inventory than the projected need. However, there may still be a high level of need in one category of housing, ie: transitional v. permanent, or they may still be a need in certain geographical areas.



# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



OFFICE OF THE CITY MANAGER

TELEPHONE: (305) 673-7010  
FAX: (305) 673-7782

June 25, 1998

Mr. Daniel Brady, Ph.D.  
Executive Director  
Douglas Gardens Community  
Mental Health Center of Miami Beach  
701 Lincoln Road  
Miami Beach, FL 33139

Dear Mr. Brady:

The City is in receipt of your letter dated June 12, 1998 with comments on the draft of the Five-Year Consolidated Plan. We have forwarded a copy of your letter to Florida Planning Group, Inc., the consultants working with the City on the new Plan.

The consultants have indicated that they are reviewing the data you provided in the process of finishing the Plan. Once again, we thank you for your commitment to the federally funded programs operated by the City and the Consolidated Plan.

Sincerely,

Harry S. Mavrogenes  
Assistant City Manager

cc: Miguell Del Campillo, Housing Coordinator  
Randolph Marks, C/ED Department Director  
Joanna Revelo, Community Development Coordinator  
Elaine Wright, Florida Planning Group, Inc.

SOUTH BEACH CIVIC ASSOCIATION

c/o The Roxy  
Suite # 22  
516 15th Street  
South Beach  
Old Miami Beach, Florida 33139-3650

98 JUN 17 AM 11:33

OFFICE

June 12, 1998

Hon. Harry S. Marvogenes  
Assistant City Manager for Development, Historical Preservation, Planning and Zoning  
City Hall  
1700 Convention Centre Drive Re: Consolidated Plan 1998-2003 "DRAFT"  
Miami Beach, Florida 33139

Dear Mr. Assistant City Manager Marvogenes:

We respectfully wish to raise the issue of Employment 2. pp 5-7 page 5 missing from draft copies, in the Comprehensive Plan the City of Miami Beach is now working on with public hearings and meetings throughout the City, two of which our representative Count LF MdeW Rosenthal e Meyerbeer W Chudzikiewicz h. Chodkiewicz has attended so far.

Is is our experience, supported by limited surveys, the hotel and luxury housing industries are the principal employers of lower and middle class workers in the City of Miami Beach and therefore deserve credit for this in the proposed Comprehensive Plan.

For every upper income lawyer, developer, or business operator (all of which are city residents) such as Jeff Berchow, Lucia Dougherty, Gerald K. Schwartz and Carter N. McDowell, Saul Gross, Craig Robins, and Lyle Stern, Linda Polansky and Ada Mattos de Llerandi, there are legions of "supporting players" of low and middle income classes whose jobs, incomes, and livelihoods are created or only sustained by the upper income individuals.

It isn't accurate or complete for the Comprehensive Plan to ignore the source of hotel jobs, of maintenance, tourist, of clerical and secretarial, or para-legal, or even government jobs.

South Beach would be a row of parking lots and abandoned rotting buildings without Gross, Robins, Stern, Polansky, and, yes, the indispensible legal services of lawyers like local, tax paying, residents such as Berchow, Dougherty, McDowell, and Schwartz.

We honestly believe the Comprehensive Plan should make specific mention of the bedrock on which our prosperity depends, the development, hotel, and legal fraternities.

Respectfully yours,

Ferney Agudelo B.

Ronald G. Nelson

*Rosenthal Meyerbeer Chodkiewicz Chudzikiewicz*  
Count LF MdeW Rosenthal e Meyerbeer W Chudzikiewicz h. Chodkiewicz

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



OFFICE OF THE CITY MANAGER

TELEPHONE: (305) 673-7010

FAX: (305) 673-7782

June 25, 1998

Mr. Ferney Agudelo B.  
South Beach Civic Association  
c/o The Roxy  
Suite 22  
516 15th Street  
Miami Beach, FL 33139-3650

Dear Mr. Agudelo B.:

I am in receipt of your letter dated June 12, 1998 and appreciate your comments on the draft of the Five-Year Consolidated Plan. We have forwarded a copy of your letter to Florida Planning Group, Inc., the consultants working with the City on developing the next Plan.

Please note that the narrative section of the draft Consolidated Plan identifies the significant job growth in the services and trade sectors between 1980 and 1990 and specifically indicates that five of the nine major employers on Miami Beach are hotels (see page 6 and tables 1 and 3 in the draft Plan). The breakdown of employment into different industries is based on categories identified by the U.S. Census and breaks employment down only by type of industry, not by the different kinds of jobs or the salary range within each industry. Nonetheless, other sections of the Plan discuss various aspects of population demographics of Miami Beach residents, including income level. Please see the section on Income beginning on page 13 of the draft Five-Year Consolidated Plan and, within that section, table 15.

We welcome your comments as we finish the process of developing the Five-Year Consolidated Plan. We appreciate your input on future developments and thank you for your time in having provided your comments on the Consolidated Plan.

Sincerely,

Harry S. Mavrogenes  
Assistant City Manager

cc: Mr. Ronald G. Nelson  
Count LF MdeW Rosenthal e Meyerbeer W Chudzikiewicz h. Chodkiewicz  
Mr. Randolph Marks, Community and Economic Development Division Director  
Ms. Elaine Wright, Florida Planning Group, Inc.

South Beach Civic Association  
c/o Suite # 22  
The Roxy  
516 15th Street  
South Beach  
Old Miami Beach, Florida 33139-3650

June 23, 1998

Hon. Harry S. Marvogenes  
Assistant City Manager  
City Hall  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Dear Mr. Marvogenes:

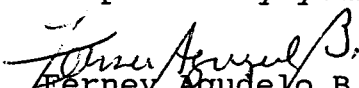

We wish to put in writing our informal observations made to your helpful assistant Miss Joyce Hottenrott about the superior professionalism of the staff putting together the Consolidated Plan and organizing the public hearings and workshops on this subject.


Although some of the undersigned are "native Crackers", and others are "snow birds", nearly all of us have been elected in past years to various anti-poverty and government boards, giving us experience with the Consolidated Plan process in Florida (Broward, Palm Beach, Hillsdale, Pinellas, Sarasota, and Manatee Counties) and in similiar actions in Massachusetts, New Jersey, and New York.

With this considerable experience we were pleasantly surprised to see the increasing professional, expertise, and attention to getting community input and participation in the Consolidated Plan's adoption process.

Your staff of Randy Marks, Miguell del Campillo, Joanna Revelo, Carl Hastings, Steven Cumbo, Mercy Rovirosa, John Quade, Beth Sweet, Russell Shreeve, Sheryl Marken, and Dionne Ireland deserves to be commended by name for their dedication to public participation in the government process.

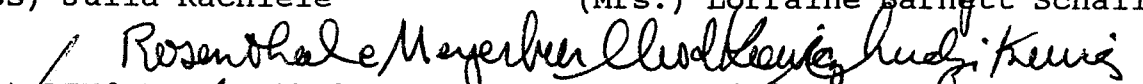
Respectfully yours,

  
Ferny Agudelo B.   
Ronald G. Nelson

  
Victor A. Del Mastro, Jr.

  
(Miss) Julia Rachiele

  
(Mrs.) Lorraine Barnett Schallop

  
Count LFMdeW Rosenthal e Meyerbeer W Chudzikiewicz h. Chodkiewicz

  
Martin Keith Rodwell, R.I.A.

RUTH GUDIS

1033 Lenox Avenue, Unit #210  
Miami Beach, Florida 33139

RECEIVED  
98 JUN 11 PM 4:47  
DEVEL. DESIGN & HISTORIC  
PRESERVATION SERV. DEPT

June 9, 1998

Ms. Joanna Revelo,  
CDBG Projects Coordinator  
CITY OF MIAMI BEACH  
Housing and Community Development Department  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Dear Ms. Revelo:

Re: Notice of Public Meetings and Hearings on Five-Year Consolidated Plan

I have received your letter dated June 3, 1998 regarding the meetings to be held for input from the public to comment on the draft of the five-year Consolidated Plan by the City of Miami Beach Department of Community and Economic Development. We realize that the Consolidated Plan is a federal requirement in order for the City to continue being an entitlement city to obtain these grants from Federal sources (HUD).

As I told you and Ms. Elaine S Wright of Florida Planning Group, Inc. at a Public Hearing on April 30, 1998, I DO NOT SUPPORT ANOTHER CONSOLIDATED PLAN. Rather than going from one hearing to another and not knowing if the Miami Beach Mayor and Commissioners receive the comments made by the public at these meetings, I prefer to write with copies going to the Mayor, Commissioners and the newspapers. This manner of communication cannot be destroyed, misunderstood or misinterpreted.

Miami Beach has become the "Field of Dreams" ... "build the Field and they will come". Translated... as people become aware that we are an entitlement city, there is relocation from many other cities because we offer these programs. I believe that we have had the entitlement for twenty-four (24) years and to think that we are in the process of writing a Plan to extend for thirty (30) years is too much for me to cope with.

I have lived in the "target" area for twenty (20) years, I am low-moderate, and completely astute to federal funds, CDBG, HOME, ESGP, SHIP, SAIL and the Section 108 Loan. For eighteen (18) years I have seen these programs nurture and fester. I have discernment in a number of projects and therefore dubious of the Plan. From administration expenses to First Time Homeownership, from CDAC appointments to developers doing rehabilitation to the existing housing stock, from commercial facade to acquisition, from reprogrammed funds to street improvements.

June 9, 1998

Ms. Joanna Revelo

Miami Beach Community Development Corporation-Scattered Sites First Time Home Buyer Assistance Program....In the condominium in which I reside there are twenty-eight (28) units, three (3) of which were sponsored by this program, if it is "scattered sites", why does the building have 10% of the units subsidized by the County and the Feds? One unit which was sold a few months ago was purchased by women in their early 20's who provided information of being low-mod, but their previous address was in their parents home in the 5500 block of Alton Road, there is no slum or blight there, nor is there overcrowded conditions, neither one of the women have a mental or physical handicapped condition. Their employment could not be verified, because they are employed by a relative. Nor, have they given themselves the opportunity in life to obtain better employment, upgrading their status. If they had wanted to rent an apartment in Miami Beach the rent would be \$500 to \$700 a month. Now they own a unit and their thirty (30) year mortgage together with the maintenance of the condominium will run about \$300 a month. Also, they received a SHIP grant to enhance the unit which was gutted out. Is this fraud? Is this low-mod? No, this is a slap in the face to every other person in the condominium as well as members of this community. There is also the question as to the inflated prices being offered to sellers as well as the hand-picked real estate brokers who are handling customers under this program.

City of Miami Beach Multi-Family Housing Rehabilitation Program....A building located at 1220 Marseilles Drive was just remodeled for \$80,000 for 8 units financed through this program. To me it does not look like that kind of money went into the structure, especially the exterior, the paint is chipping, the landscaping is horrible and some windows are cracked. My problem is that the money which has gone into this building will not be enough, usually the owner will let the property run down again (drain it) and go back to the Feds for another grant. The apartments will be rented at "low-cost" for a period of five (5) years. What happens when the five (5) years are over? The property will be raised, the land sold, and our tax dollars are in the Atlantic ocean.

Douglas Gardens Community Health Center v. City of Miami Beach...this law suit should never have happened. The Mayor and City Commissioners were illadvised by the City Manager and his Assistant NOT TO ISSUE a Certificate of Consistency in order for Douglas Gardens to obtain the grant from Dade County Homeless Trust. I have to congratulate Douglas Gardens for taking action against the City. Instead of the City paying the settlement from their General funds they used HOME (HUD) grant funds. Naturally, the City had to obtain "outside" Attorneys to handle this suit. Are we saying that the Block Grant or HOME is now paying for settlements of law suits? To me it is another switch of Federal dollars. Shame, Shame...

The SHIP grants were to be used for upgrading apartments/condominiums and single family homes to low-moderate seniors who are on fixed incomes, social security to bring their property up to par and values back, aside from making them feel good that they have a new stove, air conditioning, carpet, painting & etc. Not for persons who wish to go to the extreme and have gutted out their newly acquired residences.

Page 3

June 9, 1998

Ms. Joanna Revelo

I realize there is a big problem of the Homeless, the Homeless are coming to the Beach from the County, because they know we have the entitlement, housing, shelters, transportation, and ofcourse they can sleep on the beach or in our parks. Many persons with HIV are also coming to pay us a visit, we have shelters, free medication and meal delivery to the homebound. Please do not misunderstand me, I do not begrudge the ill or Homeless, especially if they have been living in Miami Beach at least 3 to 5 years.

We had in place the Section 108 Loan for the Convention Center Hotel Site, and it is my understanding that the Loan was lost. The City found the revenue to construct hotel by other means. Therefore, my point of view is that we can live without federal assistance.

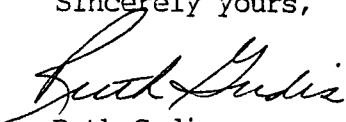
I am certain everyone is aware of the expression: "first you teach a child to walk in order for the child to run", Miami Beach has been running all the way to the bank with these grants. Now, we should start to walk, looking into our own tax base to maintain the services to our residents and kick the Feds out. We must regain our independence!

The Miami Beach Commission wants to slum and blight the entire City, as they did with South Beach in the late 70's "Redevelopment Area" buying up property cheaply, giving it away, and getting as much money from the Federal Government as possible. I see Surside, Coral Gables, and other areas without being "entitlement" doing extremely well.

I have also noticed that Miami Beach Community Development Corporation has changed it's name. It could be on purpose, to confuse the residents, The City has "Miami Beach Economic and Community Development department" housed in City Hall. OR, is the City not planning on doing any "in-house" projects, funnelling everything to MBCDC. Why the name change? If there should no longer be any "in-house" projects we might as well close that department and there would be no need in a Five-Year Consolidated Plan.

If the Five-Year Consolidated Plan is approved by the Commission, we might as well co-name Miami Beach to District of Columbia.

Sincerely yours,



Ruth Gudis  
Past CDAC Chairperson

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH FLORIDA 33139



OFFICE OF THE CITY MANAGER

TELEPHONE: (305) 673-7010

FAX: (305) 673-7782

June 25, 1998

Ms. Ruth Gudis  
1033 Lenox Avenue, Unit #210  
Miami Beach, FL 33139

Re: Letter with comments regarding the Consolidated Plan

Dear Ms. Gudis:

The City is in receipt of your letter dated June 9, 1998, providing comments regarding the Five-Year Consolidated Plan which is currently being prepared to be submitted to U.S. HUD. The letter has been forwarded to the Florida Planning Group, Inc., the consultants hired by the City to prepare the Plan. Herein, I would like to address and clarify some concerns you have expressed.

As you know, the Five-Year Consolidated Plan is a requirement of U.S. HUD for receiving the federal funds under the Community Development Block Grant (CDBG) program, Emergency Shelter Grant (ESG) program, HOME Investment Partnerships (HOME) program and Housing Opportunities for Persons With AIDS (HOPWA) program. The draft Plan indicates, and the tremendous public testimony verifies, the public need for these federal programs. The fact that we received for program year 1998-1999 over \$8,589,000 in requests from community based organizations for the limited CDBG and ESG dollars available is a testament to the significant community needs. With a lack of social services provided by government agencies, the CDBG and ESG funds become a safety net for many of the City's poor, elderly, disabled and homeless residents.

In your letter you indicate that 10% of the units in the building where you reside, 1033 Lenox Avenue, have been assisted by the Scattered-Site Home Ownership Program operated by the Miami Beach Community Development Corporation (MBCDC). The operational guidelines of this Program prescribe that assisted units shall not exceed 30% of any single condominium building.

The Scattered-Site Home Ownership Program is funded by the Miami-Dade County Documentary Surtax Program, HOME Program and the SHIP Program. The unit that you allude to in your letter was assisted with Surtax Program and SHIP Program funds. MBCDC has confirmed with the County that the participants were qualified in accordance with the Guidelines of the Documentary Surtax Program which incorporate the U.S. HUD definition of income. The



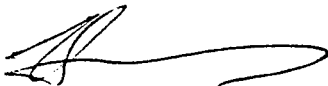
SHIP Program regulations for eligibility are also based on the U.S. HUD definition of income.

In your letter you also allege that the building at 1220 Marseilles Drive, which was rehabilitated with the assistance of the City's Multi-Family Housing Rehabilitation Program, is improperly maintained. Specifically, you allege that windows are cracked, the paint is chipping and the landscape is horrible. In response to this allegation, the City conducted an inspection of the building on June 23, 1998, concluding that these are unfounded allegations. In fact, the building stands out as one of the best kept buildings on the block. There are no cracked windows, the paint still looks new and the landscaping is beautifully tropical.

Under the State Housing Initiatives Partnership (SHIP) the City adopted a housing assistance plan for Fiscal Years 1995-98. The strategy in the Plan calls for condominium units to be acquired and rehabilitated to provide homeownership opportunities as well as to improve the City's housing stock. Finally, the Section 108 Loan from U.S. HUD remains an option for the City to undertake should an appropriate economic development initiative materialize.

Once again, I would like to take this opportunity to thank you for your many years of support for the federal programs administered by the City, and your services as past chairperson of the Community Development Advisory Committee (CDAC).

Sincerely,



Harry S. Mavrogenes  
Assistant City Manager

HSM/JR/MDC

c: Randolph Marks, C/ED Division Director  
Joanna Revelo, Community Development Coordinator  
Miguel Del Campillo, Housing Coordinator



# MIAMI BEACH DEVELOPMENT CORPORATION

June 30, 1998

Mr. Sergio Rodriguez  
City Manager  
City of Miami Beach  
1700 Convention Center Drive  
Miami Beach, Florida 33139

Dear Mr. Rodriguez:

We appreciate the opportunity to participate in the development of the Consolidated Plan.

Miami Beach Community Development Corporation presented program proposals before the Community Development Advisory Committee, testified at public hearings and engaged in discussions with City personnel and consultants involved in the development of this planning and policy document.

Participation in this process was aimed at assuring a comprehensive and balanced approach to housing, community and economic development in our community. We remain committed to preservation and urban design, vibrant economic revitalization and a supportive and inclusive urban social fabric.

The most recent work of the organization has emphasized support of residential neighborhoods. We continue to contribute to increased opportunities for home ownership and rental housing for low-income families, elderly and people with special needs. We remain supportive of commercial and economic vitality of our City. Preservation and urban design continue to be important characteristics of this community and the work of this organization. We have urged continuing support for these programs and activities.

We value the support of the City of Miami Beach to these community programs and our organization.

Sincerely,

Denis A. Russ, President  
Miami Beach Community Development Corporation

**SUMMARY OF COMMENTS AND VIEWS RECEIVED DURING THE 30-DAY PUBLIC COMMENT PERIOD NOT ACCEPTED AND THE REASONS THEREFOR:**

1. Ms. Gudis indicates that (i) the Consolidated Plan is a thirty year extension, (ii) that the City Commission wants to declare the entire city a slum and blighted area, (iii) that there is no need for a five-year Consolidated Plan or any federal assistance, (iv) because the City receives federal grant funds, homeless people and people infected with HIV are coming to live in Miami Beach, and (v) that the City no longer has the Section 108 Loan available.

The Consolidated Plan covers a five year period, from Fiscal Year 1998/99 to Fiscal Year 2002/2003. The federal regulations governing the Consolidated Plan unequivocally state "in no event shall the [Plan] be submitted less frequently than (sic) every five years.": 24 CFR 91.15(b)(2). Additionally, U.S. HUD mandates the use of U.S. Census data in preparing the Consolidated Plan. The U.S. Census will not be conducted again until the year 2000, and the data will not be available until some time in 2002, which has been confirmed by U.S. HUD.

With regard to the homeless population and the population of persons infected with HIV, there is no data indicating whether the homeless people or people infected with HIV are new to Miami Beach and are coming here from other localities or are citizens of Miami Beach who previously did not fall within those categories.

The City continues to have the Section 108 Loan available. Additionally, the City Commission has never expressed an intent to "slum and blight the entire City."

## FINAL

CITY of MIAMI BEACH  
COMMUNITY DEVELOPMENT BLOCK GRANT  
FY 1998/99 PROPOSAL REVIEW

PUBLIC SERVICES 570.201(E)	1998/99		1997/98		1996/97		1996/97		CDAC		ADMINISTRATION		FINAL
	REQUESTED		REQUESTED		AWARD		AWARD		RECOMMENDATIO		RECOMMENDATION		RECOMMENDATION
#2 Jewish Vocational Services / Senior Meals on Wheels	\$21,543		\$25,679		\$15,000		\$15,000		\$15,000		\$15,000		\$15,000
#3 Shane Family Foundation (CMB OCA)/Performing Arts Academy	\$19,968		\$67,000		NOT FUNDED		N/A		\$0		\$0		\$0
#4 CCJE - Miami Beach Sr. Center/Working Together	\$52,229		\$58,574		\$40,000		\$53,000		\$30,000		\$30,000		\$30,000
#6 South Shore Hospital/ Community AIDS Program	\$25,000		\$40,000		\$15,000		\$15,000		\$15,000		\$15,000		\$0
#7 Mount Sinai Medical Center / Project Sinai	\$30,000		\$30,000		\$14,000		\$14,000		\$10,000		\$10,000		\$0
#8 CMB Parks Department / North Beach Youth Services	\$21,759		\$211,759		\$48,644		N/A		\$0		\$0		\$0
#11 Feinberg-Fisher Adult & Community Education Center / Child Care	\$25,000		\$25,000		\$23,000		\$23,000		\$23,000		\$23,000		\$23,000
#12 Miami Beach Police Athletic League / Juvenile Resource Center	\$41,680		\$173,122		\$70,000		\$72,956		\$25,000		\$25,000		\$25,000
#13 Boys and Girls Club of Miami / Juvenile Program	\$65,000		\$88,000		\$50,000		\$64,650		\$48,000		\$48,000		\$48,000
#14 Academy for Better Communities (Barry U) / MB School Feeder	\$60,000		\$60,000		\$18,000		\$28,000		\$15,000		\$15,000		\$15,000
#15 Cool School of Dade County / Cool School at Feinberg-Fisher	\$50,000		NEW		NEW		NEW		\$0		\$0		\$0
#17 UNIDAD (Hispanic Community Center) / Project Link	\$66,000		\$33,000		\$14,122		\$14,122		\$13,000		\$13,000		\$13,000
#18 Cosmopolitan Comm. Center / MB Educational Program	\$86,790		NEW		NEW		NEW		\$0		\$0		\$0
#19 AYUDA / Day Care for All	\$40,000		\$62,400		NOT FUNDED		N/A		\$0		\$0		\$0
#20A MBCDC & R.A.I.N. / Emergency Assistance Program	\$120,000		\$134,000		\$35,000		\$35,000		\$30,000		\$30,000		\$30,000
#26 The Child Assault Prevention (CAP) Project / CAP Project	\$5,864		\$5,800		\$5,000		N/A		\$0		\$0		\$0
#27 Stanley C. Myers (SCM) Community Health Center /Prescriptions	\$40,000		\$45,000		\$30,000		\$34,000		\$24,000		\$24,000		\$28,500
#28 SCM / Children of the World School Based Health Center	\$24,000		NEW		NEW		NEW		\$0		\$0		\$18,500
#29 LHANC / Miami Beach Elderly Meals Program	\$77,514		\$87,874		\$65,000		\$65,000		\$45,000		\$45,000		\$55,000
#30 MD Community Action Agency /Homeless Assistance Program	\$147,804		NEW		NEW		NEW		\$0		\$0		\$0
#31 LHANC / Rainbow Intergenerational Child Day Care	\$70,070		\$106,565		\$30,000		\$57,000		\$48,500		\$48,500		\$48,500
#34 A to Z for Kids / TLC	\$57,357		NEW		NEW		N/A		\$0		\$0		\$0
#35 MB Latin Chamber of Commerce / The Employment Bureau	\$73,534		\$73,534		NOT FUNDED		N/A		\$0		\$0		\$0
#36 MB Adult & Comm. Education Ctr. / Multi-Generational Learning Project	\$51,980		NEW		NEW		N/A		\$0		\$0		\$0
#39 The Children's Psychiatric Center / Intensive Family Preservation	\$40,000		NEW		NEW		NEW		\$15,000		\$15,000		\$15,000
#41 South Beach AIDS Project / South Beach AIDS Resource Project	\$35,600		NEW		\$24,500		\$24,500		\$30,000		\$30,000		\$30,000
#42 ASPIRA of Florida/Youth Leadership Develop. Outreach Program	\$37,158		\$24,500		\$50,000		\$50,000		\$50,000		\$50,000		\$50,000
#44 Cure AIDS Now (dba Food for Life) / Home Delivered Meals	\$84,315		\$73,000		NEW		NEW		\$0		\$0		\$0
#45 Alliance for Media Arts / Annual Series	\$54,243		NEW		NEW		NEW		\$7,500		\$9,500		\$9,500
#46 Miami Beach High School / Operation Safety Net	\$9,500		NEW		NEW		NEW		\$0		\$0		\$0
#48 MB Garden Conservancy-Learning Center / MB Botanical Garden	\$97,251		NEW		NEW		NEW		\$0		\$0		\$0
<b>TOTAL PUBLIC SERVICES</b>	<b>\$1,871,159</b>		<b>\$1,096,000</b>		<b>\$515,400</b>		<b>\$510,272</b>		<b>\$444,000</b>		<b>\$444,000</b>		<b>\$454,000</b>

## FINAL

CITY of MIAMI BEACH  
COMMUNITY DEVELOPMENT BLOCK GRANT  
FY 1998/99 PROPOSAL REVIEW

ACQUISITION/DISPOSITION 570.201 (A)/(B)	1998/99		1997/98		1996/97		ADMINISTRATION RECOMMENDATION	CDAC RECOMMENDATION	FINAL - REVISED RECOMMENDATION
	REQUESTED		AWARD	REQUESTED	AWARD	REQUESTED			
#21 MBCDC / Scattered Sites Home Buyer Assistance Program	\$346,060		\$190,000	\$428,744	\$150,000	\$225,000	\$200,000	\$200,000	\$200,000
<b>TOTAL ACQUISITION / DISPOSITION</b>	<b>\$346,060</b>		<b>\$190,000</b>	<b>\$428,744</b>	<b>\$150,000</b>	<b>\$225,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>
<b>ECONOMIC DEVELOPMENT ACTIVITIES 570.203</b>									
#10 Douglas Gardens Community Mental Health Center / Mayfair Cafe	\$99,738		NEW	NEW	N/A	N/A	\$25,000	\$40,000	\$40,000
<b>TOTAL ECONOMIC DEVELOPMENT ACTIVITIES</b>	<b>\$99,738</b>		<b>\$0</b>	<b>\$0</b>	<b>N/A</b>	<b>N/A</b>	<b>\$25,000</b>	<b>\$40,000</b>	<b>\$40,000</b>
<b>PUBLIC FACILITIES &amp; IMPROVEMENTS 570.201 (C)</b>									
#24 MBCDC/SB Residential Neighborhood-Public Space Improvements	\$808,852		\$135,000	\$550,000	N/A	N/A	\$285,000	\$285,000	\$285,000
#25 CMB Fire Department / Fire Station #4 Rehabilitation	\$221,200		NEW	NEW	N/A	N/A	\$221,200	\$221,200	\$221,200
#43 NBDC / No. Beach Streetscape Improvements	\$1,120,508		NEW	NEW	N/A	N/A	\$200,000		\$200,000
#49 CMB Rec, Culture & Parks / North Beach Park Improvements	\$646,581		\$263,650	\$400,000	N/A	N/A	\$0	\$0	\$0
<b>TOTAL PUBLIC FACILITIES &amp; IMPROVEMENTS</b>	<b>\$2,797,141</b>		<b>\$468,650</b>	<b>\$1,323,122</b>	<b>\$375,628</b>	<b>\$722,956</b>	<b>\$706,200</b>	<b>\$506,200</b>	<b>\$706,200</b>
<b>REHABILITATION AND PRESERVATION 570.202</b>									
# 5 City of Miami Beach / Middle Beach Facade Rehabilitation Project	\$100,000		\$30,000	\$100,000	\$50,000	\$100,000	\$20,000	\$0	\$0
#16 UNIDAD / Coral Rock House Rehabilitation	\$110,402		\$62,000	\$142,180	\$15,000	\$15,000	\$110,402	\$110,402	\$110,402
#22 MBCDC / Preservation and Rehabilitation	\$405,999		\$170,000	\$292,982	\$170,000	\$240,587	\$220,000	\$220,000	\$220,000
#23 MBCDC / Multi-Family Housing Program	\$175,000		\$125,000	\$244,730	\$100,000	\$258,898	\$125,000	\$125,000	\$125,000
#38 DOS Health Care / Active Living Home of Miami Beach	\$543,640		NEW	NEW	N/A	N/A	\$0	\$0	\$0
#43 NBDC / NB Neighborhood Revitalization- (Facade Program)	\$629,402		\$340,000	\$629,729	\$400,000	\$445,800	\$304,548	\$324,548	\$124,548
#47 MB Garden Conservancy / Conservatory Restoration	\$700,000		NEW	NEW	N/A	N/A	\$0	\$0	\$0
#50 CMB / Multi-Family Housing Rehabilitation Program	\$460,000		\$260,200	\$750,000	\$400,000	\$750,000	\$160,000	\$160,000	\$150,000
<b>TOTAL REHABILITATION and PRESERVATION</b>	<b>\$3,124,443</b>		<b>\$987,200</b>	<b>\$1,914,891</b>	<b>\$860,000</b>	<b>\$1,710,285</b>	<b>\$939,950</b>	<b>\$939,950</b>	<b>\$729,950</b>

# FINAL

## CITY of MIAMI BEACH COMMUNITY DEVELOPMENT BLOCK GRANT FY 1998/99 PROPOSAL REVIEW

	1998/99 REQUESTED	1997/98 AWARD	1997/98 REQUESTED	1996/97 AWARD	1996/97 REQUESTED	ADMINISTRATION RECOMMENDATION	CDAC RECOMMENDATION	FINAL - REVISED RECOMMENDATION
<b>SPECIAL ACTIVITIES BY SUB-RECIPIENTS 570.204</b>								
#32 Log Cabin Enterprises / Log Cabin Enterprises	\$118,100	\$87,850	\$87,850	\$80,000	\$84,700	\$87,850.00	\$87,850.00	\$87,850.00
#37 South Florida Arts Center / Operations and Management	\$150,000	\$150,000	\$95,000	\$157,000	\$215,000	\$150,000	\$150,000	\$150,000
<b>TOTAL SPECIAL ACTIVITIES BY SUB-RECIPIENTS</b>	<b>\$268,100</b>	<b>\$237,850</b>	<b>\$182,850</b>	<b>\$237,000</b>	<b>\$299,700</b>	<b>\$237,850</b>	<b>\$237,850</b>	<b>\$237,850</b>
<b>FAIR HOUSING ACTIVITIES 570.206 (C)</b>								
#32 HOPE / Fair Housing Education and Outreach Initiative	\$25,000	\$15,000	\$15,000	\$7,000	\$25,000	\$15,000.00	Put in Admin. Put in Admin.	
<b>TOTAL FAIR HOUSING ACTIVITIES</b>	<b>\$25,000</b>	<b>\$15,000</b>	<b>\$15,000</b>	<b>\$7,000</b>	<b>\$25,000</b>	<b>\$15,000</b>	<b>\$0</b>	<b>\$0</b>
<b>SUBTOTAL -- less public services</b>	<b>\$8,481,641</b>	<b>\$2,399,100</b>	<b>\$5,290,337</b>	<b>\$2,458,100</b>	<b>\$5,851,231</b>	<b>\$2,568,000</b>	<b>\$1,924,000</b>	<b>\$1,914,000</b>
<b>GRAND TOTAL</b>						<b>\$2,568,000</b>	<b>\$2,368,000</b>	<b>\$2,368,000</b>

### SOURCE OF FUNDS: 1998/99

Entitlement	\$2,756,000
Reprog. Funds	\$200,000
Program Income	\$4,000
Total Resources	\$2,960,000
CDBG Admin	(\$592,000)

<b>Net Resources:</b>	<b>\$2,368,000</b>
Public Services	\$454,000
Low/Mod Calc.	\$1,914,000

FINAL

CITY of MIAMI BEACH  
EMERGENCY SHELTER GRANT PROGRAM  
FY 1998/99 PROPOSAL REVIEW

HOMELESS ASSISTANCE \$76.21	1998/99	1997/98		1996/97		ADMINISTRATION		CDAC		FINAL - REVISED	
	REQUESTED	AWARD	REQUESTED	AWARD	REQUESTED	RECOMMENDATION	RECOMMENDATIO	RECOMMENDATIO	RECOMMENDATIO	RECOMMENDATION	RECOMMENDATION
#9 Douglas Gardens Community Mental Health Ctr/Homeless Program	\$62,220	\$27,500	\$62,287	N/A	N/A	\$55,600	\$55,600	\$55,600	\$55,600	\$55,600	\$55,600
#20B MBCDC & R.A.I.N. / Emergency Assistance Program	\$12,000	NEW	NEW	N/A	N/A	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
#40 Better Way of Miami / Better Way of Miami	\$35,000	\$43,750	\$51,800	\$35,625	\$51,800	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000
TOTAL EMERGENCY SHELTER GRANT	\$109,220	\$71,250	\$114,087	\$71,250	\$177,048	\$102,600	\$102,600	\$102,600	\$102,600	\$102,600	\$102,600

SOURCE OF FUNDS:

Entitlement	\$108,000
Reprog. Funds	\$0
Total Resources	\$108,000
ESG Admin	(\$5,400)
Net Resources:	\$102,600

# FINAL

## CITY of MIAMI BEACH HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME) ESTIMATED 1998/99 BUDGET and FUNDING RECOMMENDATIONS

PROJECT CATEGORY	AMOUNT		CDAC RECOMMENDATION	FINAL - REVISED RECOMMENDATION
	1998/99	1997/98		
City of Miami Beach Entitlement Allocation (100%)	\$1,361,000	\$1,252,200	\$1,361,000	\$1,361,000
City Administration (10%)	\$136,100	\$125,200	\$136,100	\$136,100
Community Housing Development Organization (CHDO) Project Set-Aside	\$600,000	\$400,000	\$600,000	\$600,000
Line Item For CHDO Operating Expenses (5%)	\$68,050	\$62,600	\$68,050	\$68,050
City of Miami Beach Multi-Family Housing Rehab. Prog.	\$300,000	\$0	\$300,000	\$300,000
<b>HOME PROJECTS - Housing Providers To Be Identified</b>	<b>\$256,850</b>	<b>\$664,200</b>	<b>\$256,850</b>	<b>\$256,850</b>



RESOLUTION NO. 99-23012

A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE 1998/99 ONE-YEAR ACTION PLAN COMPONENT OF THE CITY'S CONSOLIDATED PLAN, REALLOCATING \$44,000 OF FISCAL YEAR 1998/99 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FUNDS FROM THE CITY'S MULTI-FAMILY HOUSING REHABILITATION PROGRAM TO THE FOLLOWING PROJECTS: SOUTH SHORE HOSPITAL COMMUNITY AIDS PROGRAM IN THE AMOUNT OF \$15,000, THE CITY OF MIAMI BEACH PARKS DEPARTMENT NORTH BEACH YOUTH SERVICES IN THE AMOUNT OF \$15,000, STANLEY C. MYERS COMMUNITY HEALTH CENTER (STANLEY MYERS) PRESCRIPTION PROGRAM IN THE AMOUNT OF \$7,500, AND LITTLE HAVANA ACTIVITIES AND NUTRITION CENTERS OF MIAMI, INC. (LHANC) ELDERLY MEALS PROGRAM IN THE AMOUNT OF \$6,500; AND FURTHER AUTHORIZING THE MAYOR AND CITY CLERK TO EXECUTE AMENDMENTS TO THE AGREEMENTS BETWEEN THE CITY AND STANLEY MYERS AND BETWEEN THE CITY AND LHANC AND TO EXECUTE A NEW AGREEMENT BETWEEN THE CITY AND SOUTH SHORE HOSPITAL.

**WHEREAS**, on July 1, 1998 the Mayor and City Commission adopted Resolution No. 98-22814 approving the One-Year Action Plan for 1998/99 Federal Funds; and

**WHEREAS**, the One-Year Action Plan for 1998/99 lists the grant awards for the Community Development Block Grant (CDBG) Program subrecipients that provide services through this program; and

**WHEREAS**, the maximum portion of CDBG funds that may be expended on public services projects is limited to fifteen percent (15%) of the CDBG entitlement grant plus program income generated the previous program year; and

**WHEREAS**, historically the City allocates the maximum portion of CDBG funds possible to public services projects; and

**WHEREAS**, during the adoption of the One-Year Action Plan, the amount of CDBG funds available for public services projects was recalculated at the direction of the City Commission; and

**WHEREAS**, recalculation of the amount of funds available for public services projects resulted in an additional \$44,000 of CDBG funds available for allocation to public services projects; and

**WHEREAS**, the City desires to increase the funding for public services projects for fiscal year 1998/99 by \$44,000, which requires a corresponding decrease in the allocation to other non-public services projects for fiscal year 1998/99; and

**WHEREAS**, the City wishes to amend the One-Year Action Plan for Fiscal Year 1998/99 by reallocating \$44,000 from the City's Multi-Family Housing Rehabilitation Program to the following public services projects in the amounts indicated: South Shore Hospital Community AIDS program in the amount of \$15,000, the City of Miami Beach Parks Department North Beach Youth Services in the amount of \$15,000, Stanley C. Myers Community Health Center (Stanley Myers) Prescription program in the amount of \$7,500, and Little Havana Activities and Nutrition Centers of Miami, Inc. (LHANC) Elderly Meals program in the amount of \$6,500; and

**WHEREAS**, the City wishes to amend the existing Agreements between the City and Stanley Myers and between the City and LHANC, increasing the grant award for Stanley Myers Prescription program from \$28,500 to \$36,000, and increasing the grant award for LHANC Elderly Meals program from \$55,000 to \$61,500; and

**WHEREAS**, the City wishes to execute a new Agreement between the City and South Shore Hospital in the amount of \$15,000; and

**WHEREAS**, at the Community Development Advisory Committee (CDAC) meeting on November 17, 1998, the CDAC unanimously recommended approval of the proposed amendment; and

**WHEREAS**, the proposed amendment does not change the priority needs or objectives as outlined in the Fiscal Year 1998/99 One-Year Action Plan.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission herein approve an Amendment to the 1998/99 One-Year Action Plan Component of the City's Consolidated Plan, reallocating \$44,000 of fiscal year 1998/99 Community Development Block Grant (CDBG) Program funds from the City's Multi-family Housing Rehabilitation Program to the following projects: South Shore Hospital Community Aids Program in the amount of \$15,000, the City of Miami Beach Parks Department North Beach Youth Services in the amount of \$15,000, Stanley C. Myers Community Health Center (Stanley Myers) Prescription program in the amount of \$7,500, and Little Havana Activities and Nutrition Centers of Miami, Inc. (LHANC) Elderly Meals program in the amount of \$6,500; and further authorize the Mayor and City Clerk to execute

amendments to the Agreements between the City and Stanley Myers and between the City and LHANC and to execute a new Agreement between the City and South Shore Hospital.

PASSED and ADOPTED this 6th day of January, 1999.

ATTEST:



MAYOR



CITY CLERK

APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION

  
City Attorney

12/17/98  
Date

RESOLUTION NO. 98-22814

**A RESOLUTION OF THE MAYOR AND CITY COMMISSION ADOPTING THE CITY'S FIVE-YEAR CONSOLIDATED PLAN FOR FEDERAL GRANTS, WHICH INCLUDES THE FY 1998/1999 BUDGETS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; EMERGENCY SHELTER GRANT (ESG) PROGRAM; AND HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM; AUTHORIZING THE CITY MANAGER TO MAKE MINOR, NON-SUBSTANTIVE ADJUSTMENTS TO THE CONSOLIDATED PLAN WHICH MAY BE IDENTIFIED DURING THE FINALIZATION AND/OR REVIEW PROCESS, AND WHICH DO NOT AFFECT THE PURPOSE, SCOPE, APPROVED BUDGET AND/OR INTENT OF THE PLAN; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS AND SUBMIT THE CONSOLIDATED PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND AUTHORIZING THE APPROPRIATION OF ALL FEDERAL FUNDS WHEN RECEIVED.**

**WHEREAS**, the City was notified that it will receive a total of \$4,225,000 in federal grants from the U.S. Department of Housing and Urban Development (HUD) as follows: \$2,756,000 in Community Development Block Grant (CDBG) funds; \$108,000 in Emergency Shelter Grant (ESG); and \$1,361,000 in HOME Investment Partnerships Program (HOME) funds; and

**WHEREAS**, the Five-Year Consolidated Plan is a federal requirement which serves as both a planning document for the City's intended use of funds and as an application to HUD for funding under the formula grant programs (CDBG, ESG, HOME); and

**WHEREAS**, the City Manager is the designated agent for said grants, and executes the Grant Applications, Grant Agreements, and other applicable HUD documents; and

**WHEREAS**, a comprehensive planning phase was initiated by the Community/Economic Development Department in March 1998, and a pre-development public hearing was held on April 7, 1998, to obtain citizen input on the needs within the community, and on how the federal funds should be used; and

**WHEREAS**, the City conducted a thirty (30) day public comment period on the Five-Year Consolidated Plan, which was advertised in English and Spanish language newspapers, and on the City's cable program; and

**WHEREAS**, all requests for funding proposals for the Community Development Block Grant (CDBG) and Emergency Shelter Grant (ESG) Program were reviewed and analyzed by both the Administration and the Community Development Advisory Committee (CDAC), and priorities were established for the use of the City's HOME Program funds; and

**WHEREAS**, the Community/Economic Development Department, together with the Community Development Advisory Committee (CDAC), held and conducted a second public hearing on June 18, 1998, to obtain views of citizens relative to the Five-Year Consolidated Plan, and applicable documents, to be submitted to the U.S. Department of Housing and Urban Development by the City of Miami Beach.

**NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA**, that the Mayor and City Commission adopt the City's Five-Year Consolidated Plan For Federal Funds, attached hereto, which includes the FY 1998/99 Budgets for the Community Development Block Grant (CDBG) Program; Emergency Shelter Grant (ESG) Program; and HOME Investment Partnerships (HOME) Program; authorize the City Manager to make minor, non-substantive adjustments to the Consolidated Plan which may be identified during the finalization/review process, and which do not affect the purpose, scope, approved budget and/or intent of the Plan; authorize the City Manager to execute all applicable documents and submit the Plan to the U.S. Department of Housing and Urban Development (HUD); and authorize the appropriation of all Federal funds when received.

**PASSED AND ADOPTED THIS** 1st day of July, 1998.

**ATTEST:**

  
\_\_\_\_\_  
**MAYOR**

  
\_\_\_\_\_  
**CITY CLERK**

SR/HSM/RM/JER

F:\DDHP\5ALL\JOANNA\CONPLAN\1998-99\CONPLAN.RES

**APPROVED AS TO  
FORM & LANGUAGE  
& FOR EXECUTION**

  
\_\_\_\_\_  
City Attorney

6/19/98  
\_\_\_\_\_  
Date

# CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139  
www.ci.miami-beach.fl.us



COMMISSION MEMORANDUM NO. 441-98

TO: Mayor Neisen O. Kasdin and  
Members of the City Commission

DATE: JULY 1, 1998

FROM: Sergio Rodriguez  
City Manager

SUBJECT: A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF MIAMI BEACH, FLORIDA, ADOPTING THE CITY'S FIVE-YEAR CONSOLIDATED PLAN FOR FEDERAL GRANTS, WHICH INCLUDES THE FY 1998/99 BUDGETS FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM; EMERGENCY SHELTER GRANT (ESG) PROGRAM; AND HOME INVESTMENT PARTNERSHIPS (HOME) PROGRAM; AUTHORIZING THE CITY MANAGER TO MAKE MINOR, NON-SUBSTANTIVE ADJUSTMENTS TO THE CONSOLIDATED PLAN WHICH MAY BE IDENTIFIED DURING THE FINALIZATION AND/OR REVIEW PROCESS, AND WHICH DO NOT AFFECT THE PURPOSE, SCOPE, APPROVED BUDGET AND/OR INTENT OF THE PLAN; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL APPLICABLE DOCUMENTS AND SUBMIT THE CONSOLIDATED PLAN TO THE U. S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND AUTHORIZING THE APPROPRIATION OF ALL FEDERAL FUNDS WHEN RECEIVED.

## ADMINISTRATION RECOMMENDATION

Adopt the Resolution.

## BACKGROUND

The Five-Year Consolidated Plan (or "the Plan") is a federal requirement for all U.S. Department of Housing and Urban Development (HUD) designated entitlement cities. The City of Miami Beach, based on its demographics from the last census count in 1990, is a HUD designated entitlement city. Information from the 1990 census revealed that there are eight census tract areas with 46,669 low and moderate income residents of a total population of 64,004 for those areas, demonstrating that 73% of the City's population in those census tracts are low and moderate income. As an entitlement city, the City of Miami Beach qualifies for federal funding under HUD's federal grant programs. These are the Community Development Block Grant (CDBG) program, the Emergency Shelter Grants (ESG) Program, and the HOME Investment Partnerships (HOME) Program.

AGENDA ITEM

B7D

DATE

7-1-98

COMMISSION MEMORANDUM

JULY 1, 1998

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For the past 23 years, the City has successfully used these federal funds to effectuate the revitalization of the City's neighborhoods through public facilities improvements, rehabilitation and preservation of existing housing, leveraging substantial private sector dollars, creating jobs and homeownership opportunities, and providing public services through community partnerships with social services providers. As an example, in the successful Multi-Family Housing Rehabilitation Program, the City has invested \$7,434,000 over the last 15 years which has leveraged \$15,481,484 in private rehabilitation dollars.

This year, the City anticipates receiving a total of approximately \$4,225,000 in federal grant funds. Approximately \$2,756,000 in Community Development Block Grant (CDBG) program funds for community development activities and projects; \$108,000 in Emergency Shelter Grants (ESG) program funds for emergency shelter and other essential services for the homeless; and \$1,361,000 in the HOME Investment Partnerships Program (HOME) for home ownership and other housing activities.

The Five-Year Consolidated Plan is one document with five main components. They are: 1) the description of the Plan's development process; 2) demographic and housing conditions; 3) community needs assessment; 4) five-year strategy; and 5) the One-Year Action Plan that provides a basis for assessing performance.

HUD requires a five-year plan which serves a dual purpose as a planning document for the City's intended use of federal funds and as an application to HUD for funding for annual CDBG, ESG, and HOME grant funds.

On March 4, 1998, the City Commission adopted Resolution # 98-22672 authorizing the Mayor and City Clerk to execute an agreement with the Florida Planning Group for professional consulting services to assist the City with the preparation of the Plan. As part of that Agreement, the Administration required that the consultants acquire and incorporate more updated demographic data than the HUD required 1990 census data for the City. In this way, the City would have a more accurate assessment of significant demographic trends over the next five years. Additionally, the Consultants were asked to attend the two required public hearings and hold six additional public meetings in order to ensure maximum citizen participation.

The comprehensive planning phase for the development of the Five-Year Consolidated Plan was implemented by the City in February of 1998. During the preparation of the Plan, the City provided substantial opportunity for citizens to provide input. In addition to the two required public hearings, the six additional public workshops were held at various locations in North Beach, Middle Beach and South Beach to facilitate public participation in the development of the Plan. Summaries of citizens input during the hearings and workshop are included in the Appendix of the Plan. The hearings and the workshops were advertised in both English and Spanish in newspapers of general circulation, on the City's cable television station during City Commission meetings, and notices were

COMMISSION MEMORANDUM

JULY 1, 1998

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faxed and mailed to a lengthy list of over 200 individuals and neighborhood and civic organizations.

For the FY 1998/99 One-Year Action Plan component of the Plan (Chapter 5), Requests for Proposals (RFP) for both the CDBG and ESG programs were made available to the public on February 18, 1998, with a proposal submission deadline of March 18, 1998. This year, the City received 48 proposals for the CDBG program totaling \$8,481,731; and three proposals for the ESG program totaling \$109,220. As in previous years, the total dollar amounts requested exceeded the dollar amount of funds available.

Once all the proposals were received, staff reviewed each for Statutory National Objective compliance, regulatory eligibility, and feasibility. Concurrently, the Community Development Advisory Committee (CDAC) dedicated over 27 evening hours in six publicly advertised meetings to review and analyze both CDBG and ESG proposals, set the priorities for the use of HOME Program funds, and develop their recommendations for funding. The CDAC also co-hosted the two required public hearings.

Although the Five-Year Consolidated Plan is being considered now, for each subsequent year of the Plan, each One-Year Action Plan component will require reaffirmation from the City Commission on the City's intended use of funds and program activities; and will follow the current procedure of working jointly with the CDAC for proposal evaluations and funding recommendations.

In the process of preparing the Plan, the consultants acquired updated demographic data for the City from Claritas, Inc., the preeminent private demographic data researcher in the country, and incorporated it in the Plan. One of the most significant trends revealed by this data was the increase of the City's Hispanic population from 46% in 1990 to 57% in 1997. The percentage is projected to increase to 65% in 2002. In addition, the 1990 census information showed that the median household income for Miami Beach was \$15,312, compared to the Miami-Dade County median income of \$26,909. The 1997 Claritas data shows an estimate of the City's median household income of \$17,315. This is an increase of \$2,000 over the course of seven years, but still well below the county median income. However, according to the 1997 Claritas estimate, five of the City's census tracts (43, 39.01, 42, 44, and 45) have a median income below the 1997 estimate for the City (\$17,315), and three census tracts (42, 44, 45) have 1997 median incomes below the City's 1990 census reported median income of \$15,312.

There are three additional tracts (39.05, 39.02, 41.01) that have 1997 median incomes below the Dade County median of \$26,909 as reported by the Census. This leaves only three census tracts that have 1997 median incomes above the 1990 median for Dade County.

The strategy component of the Plan provides a guideline for the City to continue to develop partnerships with service providers, including the City's Community Development Corporations (CDCs), the City of Miami Beach Housing Authority, and other entities that provide housing and public services to the community. The Plan stipulates that when a Certification of Consistency with



the Plan is requested, City Commission review and approval is required. U.S. HUD has provisions in place for the City to implement amendments to the Plan during its duration.

A draft of the Plan was made available to the public for their review and comment for a 30-day period commencing June 1, 1998 and ending June 30, 1998. At the close of the Agenda deadline, four (4) written comments were received. (See attached). The Five-Year Consolidated Plan is submitted to the City Commission for approval with the joint recommendations of the Administration and CDAC. Utilizing this process of citizen participation, the Administration has been successful in presenting the City Commission with joint funding recommendations with the CDAC for the ninth year in a row.

Action to adopt the Five - Year Consolidated Plan is requested at this meeting since the Commission recesses in August and does not reconvene until September which is after August 16, 1998. The Five-Year Consolidated Plan must be submitted to U.S. HUD by August 16, 1998.

### ANALYSIS

Over the last 23 years, the City has used federal grant program funds to create a more viable community for its residents. With the use of CDBG, ESG and HOME funds, the City has undertaken the following activities: the revitalization of neighborhoods through public facilities improvements, the rehabilitation and preservation of existing housing, leveraging substantial private sector dollars, creating jobs and homeownership opportunities, and created community partnerships for the provision of public services through social services providers.

In preparing the Plan and working with the consultants, CDAC and input from the community, the areas of need identified in the Plan (Chapters 3 and 4) for the next five years in the City of Miami Beach are concentrated in the areas of more affordable housing, social services, and physical improvements. The Plan outlines a long term five-year strategy to address meeting the needs identified.

The proposed funding recommendations for the One-Year Action Plan component for FY 1998/99 is as follows:

The majority of Community Development Block Group (CDBG) program funds are for the categories of public facilities and improvements, and rehabilitation and preservation; consistent with the City Commission's desire to improve the physical environment in the eligible neighborhoods. Once again, as in previous years, the Administration is recommending that the public services category be funded to its maximum 15% of available funding, due to the overwhelming demand for these programs.

COMMISSION MEMORANDUM

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Emergency Shelter Grants Program (ESGP) funds will provide emergency shelter and other essential supportive services for the homeless population of Miami Beach. The service providers for FY 1998/99 are Better Way of Miami, Inc. which provides services to adult homeless men with alcohol and/or substance abuse problems; Douglas Gardens Community Health Center which will provide outreach counseling and transitional housing placement; and the Referral and Information Network (R.A.I.N.) that works in partnership with the Miami Beach Development Corporation which will provide emergency housing/rent vouchers for families facing immediate eviction.

HOME Investment Partnership Program (HOME) funds for both non-profit and for-profit affordable housing developers including the City's Community Housing Development Organization (CHDO), Miami Beach Community Development Corporation. Beyond the CHDO commitment of \$600,000, an additional \$256,850 is reserved for a competitive funding process.

According to HUD guidelines, the City Manager is the designated agent for all the formula grants, and executes the Grant Applications, the Grant Agreements, and other applicable HUD documents. The Community/Economic Development Department coordinates the planning, preparation, submission and monitoring of the Five-Year Consolidated Plan. Staff is assigned to monitor the activities of the subrecipients by reviewing monthly narrative and financial status reports, as well as client profile reports which detail the number, ethnicity and special needs populations being served. In addition to the review of monthly reports, staff conducts on-site visits.

**CONCLUSION**

The Administration recommends that the Mayor and City Commission approve the attached resolution adopting the City's Five - Year Consolidated Plan for Federal Grants, which includes the FY 1997/98 Budgets for the Community Development Block Grant (CDBG) Program, Emergency Shelter Grant (ESG) Program, and HOME Investment Partnerships (HOME) Program; Authorizing the City Manager to make minor, non-substantive adjustments to the Consolidated Plan which may be identified during the finalization and/or review process which do not affect the purpose, scope, approved budget and/or intent of the Plan; Authorizing the City Manager to execute all applicable documents and submit the Consolidated Plan to the U. S. Department of Housing and Urban Development (HUD); and Authorizing the appropriation of all Federal funds when received.

SR/HSM/RM/JER/MDC